

DAYTON / KETTERING CONSORTIUM

2016 - 2020 CONSOLIDATED PLAN

DRAFT

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Purpose of the Consolidated Plan

The Cities of Dayton and Kettering receive funding annually from the US Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grants (ESG) programs. One of the requirements for receiving such allocations is the development of a five-year Consolidated Plan for Housing and Community Development to provide policy direction for the next five years of funding decisions. In general, the Consolidated Plan (CP) is guided by three overarching goals that are applied according to the community's needs. These goals are:

1. To provide **Decent Housing** by preserving existing affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers to housing, increasing the supply of supportive housing for those with special needs and transitioning homeless persons and families into housing.
2. To provide a **Suitable Living Environment** through safer, more livable neighborhoods, greater integration of low and moderate income (LMI) residents throughout the cities, increasing housing opportunities and encouraging reinvestment in struggling neighborhoods.
3. To expand **Economic Opportunities** through more jobs that pay self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability and the empowerment of LMI persons and households to achieve self-sufficiency.

This Consolidated Plan corresponds to the next five program years, which begin January 1, 2016 and end December 31, 2020. The primary federal funding resources in the 2016-2020 Consolidated Plan are the following:

1. **Community Development Block Grant (CDBG)**: The primary objective of this program is to develop urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate incomes. Funds can be used for a variety of activities, including: housing rehab and construction, homeownership assistance (Down Payment Assistance, foreclosure counseling, etc...), Lead Based Paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers for persons with disabilities, public services, rehab of commercial or industrial buildings and loans and grants to businesses.
2. **HOME Investment Partnership Program (HOME)**: The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for LMI households. HOME funds can be used for activities that promote affordable rental housing and homeownership by LMI households, including rehabilitation and construction, homebuyer assistance and tenant-based rental assistance.
3. **Emergency Solutions Grant (ESG)**: The ESG program provides federal funds for basic shelter and essential supportive services for homeless persons. ESG funds can be used for shelter facility operating costs and grant administration as well as short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

2. Summary of the objectives and outcomes identified in the Plan

In addition to the overarching goals of providing decent housing, a suitable living environment and expanding economic opportunities, the development of the Consolidated Plan is guided with the requirement of meeting one of the three National Objectives which are the foundation of the HUD programs:

- Benefitting low and moderate income persons;
- Addressing slum or blight; or
- Meeting a particular urgent community development need.

The Dayton / Kettering Consolidated Plan describes the priority community development needs eligible for assistance under the CDBG, ESG and HOME Programs, including an assessment of housing, homeless, public facilities, infrastructure improvements, public services, accessibility, historic preservation, economic development, and planning needs. The Consolidated Plan includes both long-term and short-term community development objectives that have been developed to address the goals of the CDBG, ESG, and HOME Programs, while meeting the National Objectives, all to be realized through the execution of the Consolidated Plan.

3. Evaluation of past performance

The Cities of Dayton and Kettering's past performance in the administration and implementation of the CDBG, HOME, and ESG programs has fulfilled the requirements of the federal legislation creating these programs. Through years of effective planning, partnership, and monitoring, the programs have facilitated affordability for decent housing, availability and accessibility to a suitable living environment, sustainability of a suitable living environment, and accessibility to economic opportunities in the greater-Dayton area. At the end of each program year, the Cities of Dayton and Kettering prepare the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER identifies funds expended and activities undertaken throughout the program year to meet the goals established within the Consolidated Plan. Both the City of Dayton and the City of Kettering strive to meet the goals established in the Consolidated Plan and ultimately improve the lives of the citizens they serve.

4. Summary of citizen participation process and consultation process

In May of 2015, the City of Dayton engaged the services of an independent agent to serve as Consultant to the development of the Consolidated Plan. A project schedule was established with the goal of submitting the approved Consolidated Plan to HUD on or before November 15, 2015. Throughout the Consolidated Plan process, consistent meetings were held with the Consultant and Dayton and Kettering Community Development staff.

A variety of methods were utilized to reach a wide and diverse spectrum of residents within the Dayton community for optimal citizen participation. A Community Needs Survey was created at the onset of the Consolidated Plan process as a tool to gauge the level of need for various CDBG, HOME, and ESG eligible activities. The Community Needs Survey provided participants opportunities to comment on specific projects or problems they feel need to be addressed in their community. Participants had the option to complete the survey online or submit by mail to the Department of Planning and Community Development. The Community Needs Survey was distributed, reviewed, and disseminated as widely as possible to members of planning boards, committees, focus groups, and meeting participants including those in attendance at the Town Hall meeting. Social Media played a vital role in obtaining resident input through Survey Monkey and EngageDayton.org. In addition, announcements of public hearings as well as the Town Hall meetings were posted on the City of Dayton Facebook Page and Twitter. A Town Hall Meeting was held at the Dayton Convention Center for planning purposes in the development of the Consolidated Plan. Three public hearings were held within the City of Dayton and two within the City of Kettering.

Throughout the consultation process, a comprehensive approach led to inclusion of a wide range of stakeholders resulting in significant contribution of thoughts, ideas, and strategies to meet the needs of housing, homelessness and non-housing community development needs in the Cities of Dayton and Kettering. Engaging the participation of public agencies and non-profit organizations in a productive and collaborative manner is evident not only in the Consolidated planning process, but throughout the administration and implementation of the CDBG, HOME, and ESG programs. The City of Dayton

provided a list of stakeholders to include the most recent public agencies and private non-profit organizations whose mission focuses on the provision of affordable housing and human services to low and moderate income (LMI) households and persons. These stakeholders were then invited to participate in a series of focus group sessions designed to gather input for the Consolidated Plan. The City of Kettering works cohesively within Kettering departments and externally with the City of Dayton and Montgomery County to ensure the needs of the residents are met. Two focus groups within the City of Kettering were established and held to receive input from various departments and agencies.

Greater Dayton Premier Management, the HUD-funded housing authority which serves as the primary provider of low-income affordable housing throughout Montgomery County, including the Cities of Dayton and Kettering, was consulted with during the development of the Consolidated Plan. Montgomery County Housing and Homeless Solutions were consulted with during the development of the Consolidated Plan. The collaboration between these agencies and the Cities of Dayton and Kettering is crucial for recognizing and addressing the housing needs of the low income and homeless populations in the Montgomery County area.

5. Summary of public comments

Public comments received from the Community Needs Survey voiced the need to address abandoned buildings, food deserts, programs to help homeowners rehabilitate and repair their homes, public safety, youth activities, maintenance of vacant lots, overgrown vegetation along public right-of-ways, “crumbling” roads, sidewalks and bridges, community gardens and placing more emphasis on neglected neighborhoods and less on Downtown. The comments received from the focus groups were similar to the comments from the Community Needs Survey; however, a consistent theme which presented itself throughout the focus groups was the need to facilitate the senior population with services and housing programs to enable seniors to age in place.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received and the views expressed during the development of the Consolidated Plan were accepted.

7. Summary

The Cities of Dayton and Kettering have identified the following Priority Needs:

1. Revitalization of Neighborhoods
2. Quality of Affordable Housing
3. Expand Economic Opportunities
4. Provision and Coordination of Public Services
5. Homelessness

The following Goals have been established to meet the identified Priority Needs:

1. Neighborhood Safety Measures
2. Demolition of Abandoned Structures
3. Infrastructure Improvements
4. Expand, Maintain and Improve Affordable Housing
5. Targeted Code Enforcement Efforts
6. Economic Development Incentives
7. Youth & Senior Services
8. Workforce Training and Development
9. Collaboration of Services
10. Reduce Homelessness and At Risk Homelessness
11. Planning and Program Administration

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DAYTON	Department of Planning and Community Development
CDBG Administrator	KETTERING	Department of Community Development
HOME Administrator	DAYTON	Department of Planning and Community Development
ESG Administrator	DAYTON	Department of Planning and Community Development

Table 1 – Responsible Agencies

Narrative

The lead agency responsible for the development of the 2016 – 2020 Consolidated Plan is the City of Dayton's Department of Planning and Community Development. The Department of Planning and Community Development is responsible for the administration of the CDBG, HOME, and ESG Programs. In addition, the City of Dayton is the lead entity of a HOME Consortium shared with the City of Kettering. The City of Kettering administers its own CDBG Program and HOME activities provided through the HOME Consortium. The Community Development Division of the City of Kettering's Planning and Development Department is the entity responsible for CDBG and HOME activities located within its geographical boundaries.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Cities of Dayton and Kettering have provided extensive agency consultation in an effort to demonstrate a commitment to identifying priority needs as part of the consolidated planning process. In addition, engaging the participation of public agencies and non-profit organizations in a productive and collaborative manner is evident not only in the Consolidated planning process, but throughout the administration and implementation of the programs afforded to them. In particular, the City of Dayton has enacted various boards and groups which generate interaction between not only public agencies, but the community of residents as well.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Dayton revised their list of stakeholders to include the most recent public agencies and private non-profit organizations whose missions focus on the provision of affordable housing and human services to LMI households and persons. These stakeholders were then invited to participate in a series of focus group sessions designed to gather input for the Consolidated Plan. City of Dayton departments involved in the development of the Plan include the City of Dayton's Department of Public Works, Department of Recreation and Youth Services, Department of Building Services, Office of Economic Development, Dayton Human Relations Council, Department of Finance, and Office of Management and Budget. In addition, a Community Needs Survey was created and distributed to each stakeholder and staff with the encouragement to distribute to a wider audience for optimal input.

The City of Kettering works cohesively within Kettering departments and externally with the City of Dayton and Montgomery County to ensure the needs of the residents are met. Two focus groups were established and held to receive input from various departments and agencies including the Long Range Planning Committee, Community Development, Senior Services, City Manager's Office, Code Enforcement and Parks and Recreation. The Community Needs Survey was provided to the Community Development Division to distribute for additional input.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

To address the needs of homeless persons, chronically homeless individuals and families, and persons at risk of homelessness, a regional approach has been adopted. Montgomery County is responsible for developing and implementing their own Consolidated Plan separate from the Consolidated Plan of Dayton and Kettering. To ensure a cohesive, coordinated and comprehensive approach to homeless

issues are addressed, the Cities of Dayton and Kettering, along with Montgomery County, work together through a unified approach to identify homeless needs, set priorities and goals, and develop a strategy to address the established needs. Both Dayton and Kettering participate in the Dayton / Kettering / Montgomery County Continuum of Care. Both cities are also represented on the Homeless Solutions Policy Board which provides oversight and management of the Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Cities of Dayton and Kettering participate in the Dayton / Kettering / Montgomery County Continuum of Care and the Homeless Solutions Policy Board. The Homeless Solutions Policy Board is the primary agency managing the Emergency Housing Coalition and Continuum of Care. It is through this Policy Board that the allocation of funding, performance standards, and program evaluation for the Dayton / Kettering / Montgomery County Continuum of Care programs, including the ESG Program, are implemented. The Homeless Solutions Policy Board and the Continuum of Care are guided by the Homeless Solutions 10-Year Community Plan to end chronic homelessness and reduce overall homelessness within Montgomery County. Dayton and Kettering also have representatives on the Program Performance & Evaluation Committee (formerly the Continuum of Care Committee) taking an active role in ensuring the Continuum of Care's programs are effective and that the Continuum of Care is compliant with HEARTH regulations.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – “Agencies, Groups, Organizations who participated” can be found in Appendix.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable. All agencies contributing to the Housing and Community Development needs of Dayton and Kettering have been consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Dayton / Kettering / Montgomery County Continuum of Care	The Strategic Plan goals support the goals established in the Homeless Solutions Community 10-Year Plan for ending Chronic Homelessness and Reducing Overall Homelessness. The Housing and Homeless Solutions Manager was a key contributor in establishing goals for the Strategic Plan.
CitiPlan Dayton The 20/20 Vision	City of Dayton	The goals of the Strategic Plan support the Community Development and Neighborhood portion of The 20/20 Vision, recognizing the importance of a regional strategy to accommodate the housing and social service needs of the regions low-income and special needs population.

Table 2 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Greater Dayton Premier Management was consulted with during the development of the Consolidated Plan. Greater Dayton Premier Management is a HUD-funded housing authority which serves as the primary provider of low-income affordable housing throughout Montgomery County, including the Cities of Dayton and Kettering. Greater Dayton Premier Management administers the Public Housing Program and the Housing Choice Voucher Program.

Montgomery County Housing and Homeless Solutions was consulted with during the development of the Consolidated Plan. The Housing and Homeless Solutions Policy Board is the primary agency managing the Emergency Housing Coalition and Continuum of Care. The collaboration between these agencies and the Cities of Dayton and Kettering is crucial for recognizing and addressing the housing needs of the low income and homeless populations in the Montgomery County area.

Narrative

Throughout the consultation process, a comprehensive approach led to inclusion of a wide range of stake holders resulting in significant contribution of thoughts, ideas, and strategies to meet the needs of housing, homelessness and non-housing community development needs in the Cities of Dayton and Kettering.

The Consolidated Plan consultant met often with both Dayton and Kettering Community Development staff with collaboration throughout the Consolidated Plan process. Additional city staff representation was consulted to include:

City of Dayton

Planning and Community Development Director
Community Development Manager
Community Development personnel
Mediation Center personnel
Historic Preservation Officer
Citizen Participation Coordinator

City of Kettering

Members of City Council
Planning and Development Director
Community Development Manager
Assistant City Manager / Engineering Director
Chief Code Official
Parks, Recreation, and Cultural Arts Director
Senior Services Coordinator

Stakeholder contribution was essential in the consultation process. An extensive list of agencies and organizations were invited to participate in the following focus groups:

Economic Development Focus Group

City of Dayton Economic Development Staff
CityWide Development Corp.
CountyCorp

Housing Focus Group

Access Center for Independent Living
CityWide Development Corporation
Community Action Partnership

County Corp.
East End Community Services Corp.
Greater Dayton Apartment Association
Greater Dayton Premier Management
Habitat for Humanity
Homebuilders Association of Dayton
ManCo
Miller Valentine Group
Montgomery County Office of Exoffender Reentry - Housing Subcommittee
Oberer Companies
People Working Cooperatively
Rebuilding Together Dayton
St. Mary Development Corp.
The HomeOwnership Center

Homeless Strategy

Advocates for Basic Legal Equality
Daybreak
Dayton Veterans Affairs
Greater Dayton Premier Management
Homefull
Montgomery County Homeless Solutions Leadership Team
Montgomery County Homeless Solutions Policy Board Co-Chairs
MVHO
PLACES
Samaritan Homeless Clinic
Southwest Community Development Corporation
St. Vincent de Paul
YWCA

Health and Human Services

Access Center for Independent Living
AIDS Resource Center
Big Brothers Big Sisters of the Miami Valley
Boys and Girls Club of Dayton
Community Action Partnership
Dayton Children's Hospital
Dayton Public Schools
East End Community Services
Goodwill Easter Seals of Miami Valley
Gospel Mission, Inc.

Kettering Health Network (Grandview)
Learn to Earn
Montgomery County ADAMHS Board
Montgomery County Human Services Planning & Development
OSU Extension Montgomery County
Premier Health Partners (MVH & Good Sam)
RTA
Ready Set Soar
The Salvation Army
United Theological Seminary
United Way of Greater Dayton
University of Dayton Fitz Center for Leadership in Community
Wesley Community Center
Wright State Center for Urban and Public Affairs

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Dayton utilized a variety of methods to reach a spectrum of residents within the Dayton community for optimal citizen participation. A Community Needs Survey was created as a tool to gauge the level of need for various CDBG, HOME, and ESG eligible activities. The Community Needs Survey provided participants opportunities to comment on specific projects or problems they feel need to be addressed in their community. The Community Needs Survey was distributed, reviewed, and requested to disseminate as widely as possible to members of planning boards, committees, focus groups, and meeting participants including those in attendance at the Town Hall meeting. Forty-three (43) hard copy Community Needs Surveys were submitted.

Social Media proved to be a viable form of communication with the ability to broadcast to the greatest mass of viewers with immediate notification. The City of Dayton is welcoming this form of communication through the City of Dayton website, EngageDayton.org, the City of Dayton Facebook Page, Twitter account, and Survey Monkey. The City of Dayton website is the official website for city business and information. EngageDayton.org is an innovative resource used to gather community input by using a platform which allows residents to contribute from their own homes and on their own schedules. Through Engage Dayton, residents can submit their ideas, support other's ideas, and give feedback on various city topics. Engage Dayton was utilized to complete the Community Needs Survey with sixty-six (66) surveys being completed through this method. The City of Dayton Facebook page has 23,000 'likes' and is a resource to invite the public to events happening throughout the City. The City of Dayton Twitter account has 10.9k followers and provides links to information. Survey Monkey saw the most return of Community Needs Surveys with nearly five hundred (500) surveys submitted through this invaluable online tool.

A Town Hall Meeting and Public Hearing was held on Saturday, June 27, 2015 at the Dayton Convention Center for community engagement and citizen input during the development of the Consolidated Plan. The Town Hall Meeting and Public Hearing was publicized in the Dayton Daily News, the City of Dayton website and Facebook page, Engage Dayton website, and announced at each Consolidated Plan Meeting and Focus Group. During the Town Hall, a presentation was made to the participants informing them of the Consolidated Plan, the HUD Programs which are included as part of the Consolidated Plan and the process for developing the Consolidated Plan. A review of prior goals and accomplishments were presented. The meeting then became a series of Round Table Discussions focusing on housing, economic development, youth activities, senior living, and infrastructure. After all topics and discussions were closed, the Town Hall reconvened as one and each table had the opportunity to share their views and results of the Round Table discussions. At the conclusion of the Town Hall meeting, a Public Hearing was held for additional comments to be received.

Three public hearings were held within the City of Dayton. The first public hearing was in conjunction with the Town Hall Meeting on June 27, 2015. Two additional public hearings were held on September 14, 2015 and October 12, 2015. The City of Dayton provided a thirty day comment period during the development of the Consolidated Plan and another thirty day comment period upon the completion of the Draft Consolidated Plan for citizen review and input. The City Commission held public Readings on October 21, 2015 and October 28, 2015 for the submission of the Dayton and Kettering 2016 – 2020 Consolidated Plan to the U.S. Department of Housing and Urban Development. The City of Kettering held two public hearings for review of the draft Consolidated Plan on September 31, 2015 and October 31, 2015.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of Comments not accepted	URL (If applicable)
1	Internet Outreach	Non-targeted/ broad community	The City of Dayton provided extensive outreach through the City of Dayton website, EngageDayton.org, the City of Dayton Facebook Page, Twitter account, and Survey Monkey. The Community Needs Survey was provided on Survey Monkey and Engage Dayton. The City of Dayton website, Facebook Page and Twitter provided links to access the Community Needs Survey via EngageDayton or Survey Monkey. In total, 532 surveys were completed through this method	There were consistent themes in the comments received which included addressing the abandoned buildings, food deserts, programs to help homeowners rehabilitate and repair their homes, public safety, youth activities, cleanup of vacant lots, overgrown vegetation along public right-of-ways, crumbling roads, sidewalks and bridges, community gardens, and placing more emphasis on neglected neighborhoods and less on Downtown.	All submitted comments accepted.	www.cityofdayton.org www.engage Dayton.org www.facebook.com/cityofdayton/timeline www.surveymonkey.com/s/DaytonConPlan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of Comments not accepted	URL (If applicable)
2	Survey Distribution	Non-targeted/broad community	The Community Needs Survey was distributed to members of planning boards, committees, focus groups, and meeting participants including those in attendance at the Town Hall. Forty-three (43) Community Needs Surveys were returned via hard copy, either handed in, faxed or mailed.	There were consistent themes in the comments received which included addressing the abandoned buildings, food deserts, programs to help homeowners rehabilitate and repair their homes, public safety, youth activities, cleanup of vacant lots, overgrown vegetation along public right-of-ways, crumbling roads, sidewalks and bridges, community gardens, and placing more emphasis on neglected neighborhoods and less on Downtown.	All submitted comments accepted.	
3	Newspaper Ad	Non-targeted/broad community	The City of Dayton published a public notice in the Dayton Daily News on June 12, 2015 describing the Consolidated Plan, Consolidated Plan process, notice of the Town Hall Meeting and Public Hearing, and invitation to complete the Community Needs Survey with directions on accessing the survey via Survey Monkey or EngageDayton.	No comments received.	No comments received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of Comments not accepted	URL (If applicable)
4	Public Meeting	Non-targeted/b road community	The City of Dayton held a Town Hall Meeting on June 30, 2015 at the Dayton Convention Center. This was in conjunction with the first Public Hearing for planning purposes and citizen input during the development of the Consolidated Plan.	The comments received at the Town Hall were a direct reflection of the topics given to discuss and consisted of demolition of abandoned buildings, housing rehabilitation and repair programs to help homeowners, landlord regulation and accountability, urban farming, commercial property improvements, food deserts, job creation and retention, youth activities, keeping seniors safe in their homes, senior services and programs, public safety, streets and sidewalks.	All submitted comments accepted.	
5	Public Hearing	Non-targeted/b road community	The City of Dayton held three public hearings throughout the Consolidated Plan Process. The City of Kettering held two public hearings throughout the Consolidated Plan Process.	No comments received.		

Table 3 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Overview of Demographic Trends and General Housing Needs

The information below is based primarily on 1990, 2000 and 2010 Decennial Census Counts and the most recent (2009-2013) American Community Survey data available along with HUD-provided 2007-2011 CHAS data. The information covers a variety of demographic and housing-related topics for the Cities of Dayton and Kettering and the Consortium as a whole.

Much of the data is provided by HUD's Comprehensive Housing Affordability Strategy (CHAS) data system, which currently includes data from the latest (2007-2011) CHAS database. It should be noted that where applicable, sources from the American Community Survey (ACS) have been updated to include 2009-2013 data. ACS data has been included where applicable due to being more current than CHAS data.

Dayton

In 2000, Dayton's population was 166,179, representing a decline of -8.7% in population since the year 1990. In 2010, Dayton's population was 141,527, representing a further decline in population of -14.8%. During that same time, the number of households in Dayton fell from 72,670 in 1990 down to 58,404 in 2010. However, Census estimates for the year 2013 put Dayton's population at 143,355, suggesting that the City's population has begun to stabilize.

Based on 2009-2013 ACS data, out of Dayton's 57,361 households, with an average household size of 2.24, the breakdown includes:

- 28,995 are family households, representing 50.5% of HHs.
- 15,315 of family HHs have children under the age of 18 living with them while 13,141 family households have their own children living with them.
- 14,078 were married couples living together.
- 5,561 of married couples had children under the age of 18 living with them while 4,972 had their own children living with them.
- 12,257 had female householders with no husband present.
- 7,906 of female-headed households had children under the age of 18 living with them while 6,754 had their own children living with them.
- 28,366 were non-family households.

The total number of households in Dayton decreased by 21% from 72,670 in 1990 down to 57,361 based on 2009-2013 ACS data. Persons per household, which plays a critical role in population changes, fell from 2.41 PPHH in 1990 down to 2.24 based on 2009-2013 data.

Kettering

Between 1990 and 2010, Kettering's population fell as well, from 60,569 down to 56,163 while recent Census estimates show that Kettering's population is continuing to slowly decline, with the 2009-2013 population estimate being 55,990. Like Dayton, the number of households in Kettering fell between 1990 and 2010, but at a much slower pace, falling from 26,098 in 1990 down to 25,427 in 2010, and an estimated 25,266 households based on 2009-2013 ACS data.

Based on 2009-2013 ACS data, out of Kettering's 25,266 households, with an average HH size of 2.21, the breakdown includes:

- 14,663 are family households, representing 58% of HHs.
- 6,670 of family HHs have children under the age of 18 living with them while 6,208 family households have their own children living with them.
- 10,727 were married couples living together. 5,561 of married couples had children under the age of 18 living with them while 3,759 had their own children living with them.
- 2,798 had female householders with no husband present. 1,875 of female-headed households had children under the age of 18 living with them while 1,760 had their own children living with them.
- 10,603 were non-family households.

Income and Poverty

In recent years, the story of the Dayton Area is one of severe economic hardship due to the closure of several major automotive plants in the region as well as the loss of other major employers, such as Iams and National Cash Register (NCR). Due to these developments, as well as the general economic weakness of the State as a whole, incomes have decreased considerably since the late 1990s, leading to increases in individual and family poverty rates in both Dayton and Kettering.

Many of the lowest income households in Montgomery County reside within the City of Dayton. For example, based on 2009-2013 ACS estimates, there were approximately 21,132 households in Montgomery County with incomes of <\$10K per year and approximately 10,975 (51.9%) of these households resided in the City of Dayton.

Median Household Income Changes

Median household incomes in both Dayton and Kettering have fallen in recent years. In Dayton, median household income fell from \$38,337 in 1999 down to \$28,456 based on 2009-2013 ACS data. In Kettering, median household income fell from \$62,981 down to \$49,522 based on 2009-2013 ACS data.

Individual Poverty Rate Trends

Individual poverty rates in the City of Dayton rose from 23% to 34.7%, in the City of Kettering from 4.6% to 11.1%. Poverty rates have also risen in Montgomery County and the State of Ohio.

How Needs Are Assessed

Throughout the consolidated planning process, needs have been assessed through the use of focus group meetings in both Dayton and Kettering, stakeholder meetings and citizen input through public hearings and the collection of community surveys. In addition, general needs have been assessed through the use of Census, American Community Survey (ACS) and CHAS data in order to examine recent trends in housing needs.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Incomes:

- Household incomes have dropped in Dayton and Kettering since 1999, resulting in rising shares of cost burdensome housing for both renters and owners.
- Rental occupied households tend to have lower incomes and pay larger shares of their incomes toward housing costs than owners, though the share of housing considered cost burdensome to tenants increased in each category between 1999 and the 2009-2013 collection period for the most recent ACS data.
- Combined, 61.5% of households in Dayton and 36.2% of households in Kettering are considered to be low moderate income (LMI).

Cost Burdensome Housing:

- In Dayton, the share of cost burdensome owner occupied housing increased from 21.1% of all owner occupied housing units in 1990 up to 35.4% in 2009-2013. The share of cost burdensome non-mortgaged owner occupied housing increased from 13.1% in 1990 up to 18.3% in 2009-2013, and the share of cost burdensome rental occupied housing rose from 48.4% in 1990 up to 61% in 2009-2013.
- In Kettering, the share of cost burdensome owner occupied housing increased from 13.3% of all mortgaged owner occupied housing units in 1990 up to 27.5% in 2009-2013. The share of cost burdensome non-mortgaged owner occupied housing increased from 5.7% in 1990 up to 10.8% in 2009-2013, and the share of cost burdensome rental occupied housing rose from 32.9% in 1990 up to 44.5% in 2009-2013. These changes were driven by a combination of decreasing incomes and rising housing costs.
- 22.6% of Dayton's households are considered severely cost burdened, including 33.4% of rental occupied households and 11.3% of owner occupied households, based on 2007-2011 CHAS data.
- 11.7% of Kettering's households are considered severely cost burdened, including 21.3% of rental occupied households and 6.7% of owner occupied households, based on 2007-2011 CHAS data.

Housing Quality:

- The age of the housing stock has a direct bearing on the quality of housing in both cities. In the City of Dayton, 36% of the housing inventory was built prior to 1940. In the City of Kettering, 32% of the homes were built prior to 1960. While the age of housing is not a contributing factor in HUD's definition of 'substandard housing', it does provide the foundation for cost burdensome, impacting the cost of repairs and utility expenses.

- Substandard housing conditions which include incomplete plumbing and/or kitchen facilities are not major issues in either Dayton or Kettering, but these issues are present in both communities according to CHAS data for the 2007-2011 collection period. In Dayton, 645 renter-occupied housing units were found to lack either complete kitchens or plumbing systems while 60 rental occupied units faced the same issue in Kettering. With regards to owner occupied housing units, in Dayton, 315 households were found to lack either complete kitchen or plumbing facilities while 75 were found to lack the same in Kettering.

Overcrowding:

- Over-crowding is not a common issue in either Dayton or Kettering. However, based on 2007-2011 CHAS data, in Dayton, 795 rental occupied households and 135 owner occupied housing units were found to be overcrowded. In Kettering, 155 rental occupied and 20 owner occupied housing units were found to be overcrowded.
- When looking at Census data collected in the year 2000 along with ACS data collected between 2009 and 2013, instances of both general overcrowding (1.01-1.5 occupants per room) and severe overcrowding (1.5+ occupants per room) have become less common in both Dayton and Kettering.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	223,681	199,648	-11%
Households	93,127	82,627	-11%
Median Income	*	*	

Table 4 - Housing Needs Assessment Demographics

Alternate Data Source Name: 2009 – 2013 ACS

Data Source Comments: *Median incomes cannot be calculated for the whole Consortium. Median incomes for both Dayton and Kettering individually are included.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	17,290	11,605	15,975	7,550	30,980
Small Family Households *	5,430	3,535	4,975	2,715	14,865
Large Family Households *	875	725	735	455	1,549
Household contains at least one person 62-74 years of age	2,165	2,160	3,165	1,505	5,425
Household contains at least one person age 75 or older	1,390	2,300	2,545	950	2,525
Households with one or more children 6 years old or younger *	3,479	1,784	2,115	1,095	1,898
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2007-2011 CHAS

Number of Households

Based on the above data, when examining the Consortium as a whole, the largest share of households fall into the >100% HAMFI category while the second highest falls into the 0%-30% HAMFI category. When looking at Dayton and Kettering on an individual-level, Kettering has larger shares of higher-income households when compared to Dayton.

Regarding the household types (small, large family, etc...), in Dayton, Kettering and the Consortium as a whole, the household types with the largest shares of LMI households tend to be those with young children.

Household Income by Tenure for Dayton & Kettering

When comparing the Dayton-Kettering Consortium to the Cities of Dayton and Kettering side-by-side, it becomes clear that Dayton contains the largest share of LMI households when compared to Kettering. In both cities, renter-occupied households are much more likely to be LMI than owner-occupied households.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	370	100	170	15	655	30	95	70	45	240
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	114	60	50	339	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	235	170	120	45	570	0	29	29	4	62
Housing cost burden greater than 50% of income (and none of the above problems)	8,895	2,135	250	30	11,310	1,775	1,265	970	170	4,180
Housing cost burden greater than 30% of income (and none of the above problems)	1,360	3,285	2,840	310	7,795	560	1,265	2,445	1,410	5,680
Zero/negative Income (and none of the above problems)	1,010	0	0	0	1,010	310	0	0	0	310

Table 6 – Housing Problems Table

Data 2007-2011 CHAS
Source:

Cost Burdensome

Cost burdensome housing is by far the most common housing problem in both Dayton and Kettering. The tables below illustrate the breakdown of cost burdensome renter and owner-occupied housing units in both Dayton and Kettering. As the tables below illustrate, similar percentages of renter and owner-occupied households in each income category are considered cost burdensome to tenants, but a much higher *number* of renter-occupied housing units are considered cost burdensome than owner-occupied units, especially those considered severely cost burdensome.

Substandard Housing

The age of the housing stock has a direct bearing on the quality of housing in both cities. In the City of Dayton, 36% of the housing inventory was built prior to 1940. In the City of Kettering, 32% of the homes were built prior to 1960. While the age of housing is not a contributing factor in HUD's definition of 'substandard housing', it does provide the foundation for cost burdensome, impacting the cost of repairs and utility expenses.

Housing units with incomplete kitchen and plumbing facilities are not as common as cost burdensome housing, but there are instances in both Dayton and Kettering where housing units have been found to lack these important facilities. The age of the housing stock is more a contributor to substandard housing than lack of kitchen and plumbing facilities.

In recent history (since 1990), the number and share of occupied housing units found to lack complete kitchen and plumbing facilities has stayed relatively flat in Dayton and Kettering, with small numbers of housing units in each city experiencing such a housing deficiency. However, there has been an increase in the number of occupied households in Dayton lacking complete kitchen facilities.

Overcrowding

Overcrowding of occupied housing units is not a common issue in either Dayton or Kettering. However, there are several hundred instances of units being overcrowded in both Cities. Based on 2007-2011 CHAS data provided by HUD, lower income households tend to struggle with overcrowding at higher rates than higher income households.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	9,615	2,520	595	140	12,870	1,815	1,390	1,075	225	4,505
Having none of four housing problems	3,665	4,860	7,275	2,520	18,320	875	2,835	7,035	4,670	15,415
Household has negative income, but none of the other housing problems	1,010	0	0	0	1,010	310	0	0	0	310

Table 7 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,820	2,055	1,105	6,980	590	720	1,275	2,585
Large Related	695	395	125	1,215	90	215	135	440
Elderly	1,390	1,110	645	3,145	980	1,170	1,190	3,340
Other	4,875	2,100	1,250	8,225	700	515	870	2,085
Total need by income	10,780	5,660	3,125	19,565	2,360	2,620	3,470	8,450

Table 8 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,315	830	60	4,205	465	435	295	1,195
Large Related	590	50	10	650	90	90	0	180
Elderly	1,080	360	130	1,570	695	435	395	1,525
Other	4,315	925	55	5,295	545	340	310	1,195
Total need by income	9,300	2,165	255	11,720	1,795	1,300	1,000	4,095

Table 9 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	230	189	145	55	619	10	19	8	4	41
Multiple, unrelated family households	65	70	29	0	164	0	10	20	0	30
Other, non-family households	55	25	0	40	120	0	0	0	0	0
Total need by income	350	284	174	95	903	10	29	28	4	71

Table 10 – Crowding Information - 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 11 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

There are approximately 33,289 single person households within the Dayton-Kettering Consortia, per U.S. Census (S2501). Very little data is available pertaining purely to single-person HHs in need of housing assistance; however, one major trend that is becoming increasingly critical is the aging of the population and the increase in the number of single-person households with elderly (65+) householders, particularly those householders aged 75+. The challenges that will arise out of this demographic shift are numerous, including the need for more affordable and accessible senior housing, the need for additional funds to finance accessibility improvements, potential issues with code enforcement as elderly homeowners become less able to maintain their properties, and an increase in the number of vacant and blighted housing units due to the passing away of current residents who may own their homes outright.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

According to the Disability Characteristics Table (S1810) provided by the U.S. Census, 19% of Dayton's noninstitutionalized population has a disability, being 26,635 people within the Dayton population. In the same respect, 15% of the City of Kettering population has a disability, that being 3,014 people. Collectively, there are 29,649 individuals who are recognized as having a disability within the Dayton-Kettering Consortium. In addition, both cities have experienced an increase in the number of households receiving Supplemental Security Income (SSI) benefits. The 2000 Census recognized 6.3% of households receiving SSI within the Dayton-Kettering Consortium. The 2009-2013 statistics show an increase to 8.6%, a 20.6% increase.

What are the most common housing problems?

The most common housing problems are the cost burdensome of housing due to the aging housing stock and low income of households and the large inventory of vacant and abandoned structures.

According to the U.S. Census (DP04), of the 74,148 housing units which exist in Dayton, 65,654 units (88.5%) were built prior to 1980. The highest percentage of homes was built in the decades prior to 1940 (36.1%). The City of Kettering housing boom took place in the 1950s, with the majority of homes being built in that decade (32.3%). Of the 27,367 housing units within the City of Kettering, 24,320 units (88.9%) were built prior to 1980. As is the case in most cities, the age of the housing stock is a detriment to the affordability of housing.

In the case of Dayton, based on 2009-2013 ACS data, 35.4% of mortgaged owner-occupied households are considered cost burdened. Similarly, 18.3% of non-mortgaged owner-occupied households are considered cost burdened. 61.0% of renter-occupied households are considered cost burdened.

These increases in the share of cost burdensome housing units are likely due, in large part, to a major drop in incomes between 2000 and 2009-2013 due to the weak economy and loss of many good-paying jobs. For example, in 1999, the median HH incomes of owner occupied housing units and renter-

occupied housing units were \$54,245 and \$24,784, respectively. By 2009-2013, these numbers had declined to \$43,493 and \$17,402. Housing costs play a role as well, but the inflation-adjusted costs for both owner-occupied and rental housing either remained flat (within the MOE) or decreased in Dayton between 2000 and 2009-2013, when the largest increase in the share of cost burdensome housing occurred.

Similar trends have been observed in Kettering over the same time. Based on 2009-2013 ACS data, 27.5% of mortgaged owner-occupied households are considered cost burdened. Similarly, 10.8% of non-mortgaged owner-occupied households are considered cost burdened. In renter-occupied households, 45.5% are considered cost burdened.

Much like Dayton, the increases in the share of cost burdensome housing was likely due to decreases in income rather than skyrocketing housing costs. In the case of Kettering, median HH incomes of owner and renter-occupied housing units were \$77,332 and \$41,690, respectively, in 1999. These numbers declined to an estimated \$64,282 and \$31,911 based on 2009-2013 ACS estimates. At the same time, median owner-occupied housing costs actually decreased, falling from \$1,376 down to \$1,276 while gross monthly rental costs fell as well, falling from \$797 in 1999 down to \$741 in 2009-2013.

The decreases in housing costs for owner-occupied housing units were likely driven by decreases in overall housing values and subsequent reductions in mortgage payments and property taxes while the decreases in gross rental costs were likely due to the aging of Kettering's rental stock relative to adjacent communities and the inability of landlords to ask for higher rents due to flat/low demand.

Another common housing problem which impacts neighborhoods is the enormous inventory of vacant and abandoned structures. According to the U.S. Census (DP04), there are 16,787 vacant housing units in the City of Dayton and 2,101 vacant housing units in the City of Kettering. Many of these structures have been abandoned by owners and absentee landlords. However, a major contributor to the issue of abandoned homes are banks, who have foreclosed upon the homeowners, then intentionally leave the home in legal obscurity so they are not responsible for the maintenance while the home, and surrounding neighborhood, falls further into decline. This is a national epidemic.

Are any populations/household types more affected than others by these problems?

Household Income

Housing problems correlate closely with the household income of the tenants. Lower-income households tend to have a higher likelihood of experiencing one or more housing problems when compared to higher-income households due to the lack of housing choices available to lower-income individuals and families. This is especially true for cost burdensome housing, where well over 64.1% of renter-occupied housing units in Dayton and 74.2% in Kettering occupied by households earning 0%-30% of the HAMFI pay more than 50% of their incomes toward housing costs.

Population Data (racial & ethnic groups)

Regarding disproportionate need as it relates to racial and ethnic minorities, while there are few instances of disproportionate needs when looking at each individual income bracket alone (i.e., white and African American HHs earning between 0%-30% of AMI), a discrepancy does exist with regards to the earnings of white households when compared to minority households in Dayton and Kettering as well as the Consortium as a whole. Due to the strong correlation between income and housing problems, this suggests that minority groups are more likely to experience housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The homeless population of Montgomery County is also a reflection of the diversity, complex characteristics, demographics, and needs of homeless persons across the country. Despite other contributing factors, at its core, homelessness is a poverty issue. People in poverty who have serious mental illness or substance abuse disorders are at a higher risk for becoming homeless than those people who have those disabilities who are not poor. Individuals and families in poverty often face difficult decisions between housing, food, childcare, transportation, and other living expenses. These households are often just a crisis away from becoming homeless. Rent and utility arrearages, high medical bills, bad credit, inadequate income, and family conflicts can result in formal or informal eviction and homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not Applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The age and condition of the existing housing stock presents challenges. Regular maintenance and upkeep of obsolete housing is costly. Should an unexpected major repair be needed, such as roof or furnace replacement, or repairing a broken water main, could be the tipping point to homelessness.

Another factor contributing to housing instability is low income. Large percentages of households, particularly renter households, pay in excess of 30% of their income toward housing costs. If any issues arise that increase necessary expenditures, such as medical emergencies or result in a reduction in

income, such as job losses or reduced weekly hours, the odds of falling behind on housing payments (rent, mortgage payments, utilities, taxes, etc...) increases considerably and can lead to foreclosure or eviction.

Discussion

CODE ENFORCEMENT

The Code Enforcement Program is a valuable tool in addressing deteriorating housing conditions which impact neighborhoods and communities. Restructuring the Code Enforcement Program so that targeted efforts are made in the most vulnerable neighborhoods is imperative to the success of housing stabilization in the City of Dayton. A more targeted approach would provide the Code Enforcement Program an opportunity to show the direct impact it can make on neighborhoods. A system to determine measurable results is encouraged to be implemented, further reinforcing the significance of the program.

The City of Dayton's federal entitlement budget continues to be heavily dedicated to exterior building inspection activity, as code enforcement receives roughly 50% of the community's total CDBG allocation. A large inspection staff works diligently to tag deficient properties, but the City's administrative ability to conduct follow-up is limited, often leaving deficient properties to remain deficient. In addition, fees carried with the citation create an additional burden on low and moderate income residents, as the cost of these repairs are significant due to the age of the housing inventory. A reversal of the spending balance is warranted, with more spending each year allocated toward neighborhood investment through programs for rehabilitation and home repair, and less allocated toward code enforcement.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per 24CFR 91.205(b)(2), a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10%+) than the income level as a whole. As an example, consider if 40% of all LMI households are considered to be cost burdened with regards to housing while 50% of all LMI African American households are considered to be cost burdened with regards to housing. In this example case, LMI African American families have a disproportionately greater need.

Several factors can influence housing problems, but as the data on the preceding pages illustrates, the large indicator of a household experiencing housing problems is the income of that household. The lower the household's income, the more likely that household is to struggle with housing problems, with housing cost burdens being by far the most common housing problem in the Dayton-Kettering Consortium. As such, examining HH incomes of common ethnic and racial groups is an essential step in pinpointing any disproportionately greater needs.

Income

Per 2009-2013 ACS numbers, in the case of **Dayton**:

- 54.2% (+/-3.3%) of African American households earn between \$0 and \$24,999, compared to 37.4% (+/-2.3%) for white households while 8.3% (+/-1.1%) of African American households earn \$75,000+ compared to 16.5% (+/-1.4%) for white households. Hispanic household numbers are so low that margins of error make the determination of statistically significant disproportionately greater needs difficult. For example, according to 2009-2013 ACS data, 46.7% (+/-12.7%)* of Hispanic households earn between \$0 and \$24,999. This suggests that African American households tend to struggle with higher cost burdens than white households.

Per 2009-2013 ACS numbers, in the case of **Kettering**:

- 37.3% (+/-16.2%)* of African American households earn between \$0 and \$24,999, compared to 22% (+/-1.9%) of white households while 7.9% (+/-8.7%)* of African American households earn \$75,000+, compared to 30.8% (+/-1.8%) of white households. Regarding Hispanic households, 36.4% (+/-21.6%)* earn between \$0 and \$24,999 while 36.2% (+/-21.2%)* earn \$75,000+.

Note that the large margins of error for African American and Hispanic household earnings are too high to determine any level of statistical significance. This is due to Kettering having low (but rising) populations of racial and ethnic minority groups when compared to Dayton.

Despite the large margins of error for certain categories, African American households in both Dayton and Kettering tend to be more likely to earn less than white households, putting these individuals and families at a greater risk of struggling with housing problems.

***Tables 13 - 16**

The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost Burden greater than 30%

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,350	2,620	1,320
White	5,890	955	535
Black / African American	6,965	1,595	690
Asian	35	15	15
American Indian, Alaska Native	30	0	4
Pacific Islander	0	0	0
Hispanic	225	0	40

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,460	3,145	0
White	5,110	1,955	0
Black / African American	2,935	1,090	0
Asian	55	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	250	55	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,950	9,025	0
White	4,160	5,935	0
Black / African American	2,485	2,725	0
Asian	45	80	0
American Indian, Alaska Native	30	10	0
Pacific Islander	0	0	0
Hispanic	120	165	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,080	5,475	0
White	1,365	3,980	0
Black / African American	655	1,350	0
Asian	25	20	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	40	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provides information for the City as a whole that can be useful in describing overall need.

The section below provides a brief summary of the percentage of households struggling with severe housing problems by race and ethnicity. More detailed breakdowns of each particular housing problem (cost burdens, substandard housing, overcrowding) follow this section.

*Tables 17 - 20

The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost Burden greater than 30%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,430	4,540	1,320
White	4,965	1,890	535
Black / African American	6,020	2,540	690
Asian	35	15	15
American Indian, Alaska Native	20	10	4
Pacific Islander	0	0	0
Hispanic	215	10	40

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,915	7,690	0
White	2,355	4,705	0
Black / African American	1,335	2,690	0
Asian	29	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	170	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,665	14,310	0
White	975	9,115	0
Black / African American	580	4,630	0
Asian	25	100	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	40	245	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	360	7,190	0
White	255	5,085	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	90	1,915	0
Asian	15	30	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	40	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,095	13,950	16,010	1,370
White	36,260	9,340	7,990	565
Black / African American	12,420	5,599	7,390	710
Asian	400	89	100	15
American Indian, Alaska Native	28	40	20	4
Pacific Islander	0	0	0	0
Hispanic	650	255	334	40

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing problems are wide-spread in the Dayton-Kettering Consortium among low-income households, regardless of race. The few instances on the preceding pages where a disproportionate need is apparent only occur with racial groups with very low populations, suggesting that small sample sizes are being utilized which entail large margins of error.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are areas of racial and ethnic concentration within the City of Dayton and areas of racial concentration within the City of Kettering.

City of Dayton

The City of Dayton contains areas of racial concentration with regards to the populations of both African Americans and Asians, with much of the western portion of the City being racially concentrated with regards to the AA population and one block group being racially concentrated with regards to the Asian population.

Two additional block groups are considered ethnically concentrated with regards to the Hispanic population. These block groups are: CT 19, BG 4 (portion of the Burkhardt Neighborhood) and CT 22, BG 2 (portion of the Twin Towers Neighborhood).

City of Kettering

The areas of racial concentration within the City of Kettering tend to be block groups with a large share of renter-targeted housing, such as large apartment complexes (Van Buren Apartments, the Oak Creek Area, and the Georgetown Apartments). This suggests that, while racial and ethnic minority population numbers have been growing in Kettering, owner-targeted housing remains out of reach for many of these individuals and families.

CT 211, BG 1, CT 218, and CT 204, BG 1 are all areas of racial concentration, with CT 211, BG 1 and CT 218 being considered racially concentrated with regards to the African American population and with CT 204, BG 1 being generally racially concentrated, with a racial minority population of 19.1% compared to Kettering's overall racial minority population of 7.4%.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Greater Dayton Premier Management (GDPM) is the single largest public provider of housing for low and moderate income households in the greater Dayton region. As part of an ongoing effort to transition its existing public housing stock to adequately meet the needs of local eligible families, GDPM continues to clear the inventory of outdated and deficient stock, expand its portfolio of affordable housing and modernize and renovate public housing units where appropriate.

Currently, there are 2,181 units of public housing within the City of Dayton and 16 units in the City of Kettering. GDPM manages 2,743 (excluding non-dwelling and non-Annual Contribution Contract) units of public housing, 80% are located in Dayton, 1% in Kettering. The most common unit size in Dayton is one bedroom, representing 49.2% of the total stock, followed by two bedrooms (27.3%) and three bedrooms (17.2%). GDPM offers 21 studio units, 88 four bedrooms, 16 five bedrooms and 2 six bedrooms. All of GDPM's public housing units within Kettering are one-bedroom units.

Over the last ten years, GDPM's public housing inventory has decreased by 22%. In 2005, GDPM managed 3,517 public housing units. GDPM has since demolished 774 units that were outdated, required substantial rehabilitation and were located in sites with vacancy rates exceeding 30%. The housing need for families with extremely low income continues to be an extensive need. Of the 2,629 families currently on the waiting list for public housing, 77.7% represent families with extremely low income (less than 30% of AMI).

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	48	2,601	3,990	811	3,179	183	150	1,809

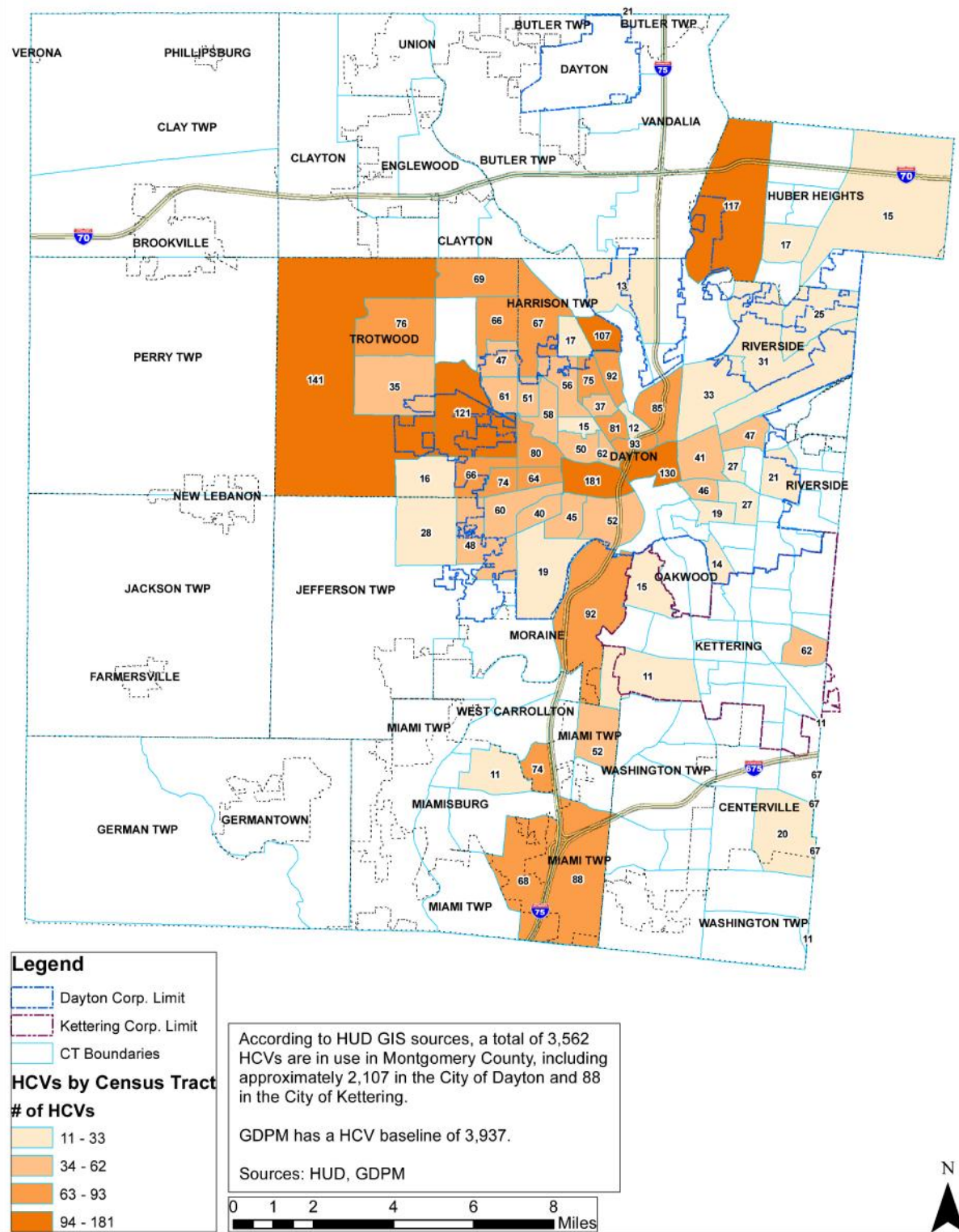
Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name: GDPM

Data Source Comments:

Housing Choice Voucher use by Census Tract: Montgomery County



Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	4,288	5,679	7,536	9,777	14,113	9,692	6,604	0
Average length of stay	2	3	5	4	5	4	0	0
Average Household size	1	2	1	2	4	2	1	0
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	10	0	538	550	0	544	2	0
# of Disabled Families	36	2	658	1,111	6	1,087	9	0
# of Families requesting accessibility features	186	36	2,523	3,575	34	3,463	46	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	94	2	545	711	1	687	17	0	0
Black/African American	92	34	1,957	2,838	33	2,750	29	0	0
Asian	0	0	6	8	0	8	0	0	0
American Indian/Alaska Native	0	0	12	9	0	9	0	0	0
Pacific Islander	0	0	3	9	0	9	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	1	1	81	85	0	81	4	0	0
Not Hispanic	185	35	2,442	3,490	34	3,382	42	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Authority entered into a Voluntary Compliance Agreement (VCA) for Section 504 compliance with HUD in August of 2010. Following the VCA Agreement, the Authority conducted a Section 504 needs assessment and Transition Plan in 2011.

The number of accessible units required has fluctuated with the total number of units in GDPM's public housing inventory. During the previous Consolidated Plan reporting period, 31 units met UFAS standards, and 8 were sight and sound. The current VCA compliance requirements include 134 UFAS units and 54 sensory units. GDPM has completed 110 of the 134 UFAS mobility units, 14 are underway with 10 units remaining to be converted. Of the sight and sound units, 39 of the 54 units have been completed, 8 units are underway leaving 7 units remaining to be converted.

Accommodations in private Section 8 units are provided on a voluntary basis by landlords participating in the program. It is unknown how many private rental units have been modified to meet the needs of tenants with disabilities. There are 417 families on the public housing wait list in need of accessible units which represents 16% of the total families waiting for housing. There are 1111 current public housing residents classified as disabled/handicapped. Of the total accessible units available within public housing (81.33%) are occupied with disabled/handicapped tenants.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The need for local affordable housing remains substantial, as is apparent in review of the waiting list for public housing. As of July 2015, 2,629 families are waiting for public housing. The previous Consolidated Plan developed in 2010, reported 2,055 households waiting for public housing. The wait list has grown by 21.83% since the previous Consolidated Plan. GDPM reported that the average wait time was six to twelve months. The wait time will vary based upon the desired site selected. The need was strongest for smaller units, as 2,355 applicants (90.37%) request one or two bedroom facilities.

Characteristics of Households on the GDPM Public Housing waiting list include 77.7% are extremely low income; 2.8% are very low income and 1.9% are low income. Race and Ethnicity show that 70.2% are black, 27.6% are white, and 2.6% are Hispanic. Families with children make up 35.5% and families with disabilities make up 15.9%.

In addition to public housing facilities, the Authority manages 3,990 Section 8 Housing Choice Vouchers, 3,681 of which are currently in use. As of July 2015, there were 6,304 households on the waiting list for

Section 8 vouchers. During the development of the 2010 Consolidated Plan, there were 3,616 households on the waiting list. The waitlist has grown by 42.64% since the last Consolidated Plan. The list was last opened in January, 2015; the estimated wait time for a voucher is three years. Averages of 300-400 units turn over annually. GDPM reported during the development of the Consolidated Plan that the most important unmet need of the Section 8 Housing Choice Voucher program is the insufficient supply of units that meet the Authority's housing quality standards.

Similar to the waiting list for public housing, the waiting list for vouchers disproportionately includes Black families, who represent only about one - fifth of all households in Montgomery County, but constitute the vast majority (82.9%) of families in need of Section 8 assistance. Characteristics of Households on the GDPM Public Housing waiting list include 43.1% are extremely low income; 3.9% are very low income and 1.2% are low income. Race and Ethnicity show that 82.9% are black and 12.2% are white. Families with children make up 22.5%, families with disabilities make up 7.7%, and Elderly constitute 1.2%.

How do these needs compare to the housing needs of the population at large

As of July 2015 2,601 households were residing in GDPM public housing units, 42.71% were disabled and 20.84% classified as elderly. Black households were disproportionately represented, comprising 78.66% of all public housing residents and only 20.3% of the overall population in Montgomery County. As of July 2015, 42.71% of the Authority's clientele consisted of households with a physically disabled member. An additional 20.84% were classified as elderly. Black households were disproportionately represented, comprising 78.66% of all public housing residents and only 20.3% of the overall population in Montgomery County. The housing needs are consistent with the lowest income population having the greatest need of housing as well as the elderly and disabled population needing ADA compliant housing.

Discussion

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

In 2006, the Homeless Solutions 10-Year Plan to End Chronic Homelessness and Reduce Overall Homelessness was adopted by the cities of Dayton, Kettering, and Montgomery County. The Plan's development and implementation was led by Dayton's City Manager and the Montgomery County Administrator; and provides the policy framework for the community's Continuum of Care (CoC) to address homelessness in our community.

The homeless definition used is "literally homeless." According to this definition, an individual or family is considered literally homeless who (1) lacks a fixed, regular, and adequate nighttime residence meaning:

- (i) Has a primary residence that is a public or private place not meant for human habitation;
- (ii) Is living in a publically or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); or
- (iii) Is exiting an institution where s(he) has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation before entering that institution.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	218	0	0	0	0	0
Persons in Households with Only Children	1	0	0	0	0	0
Persons in Households with Only Adults	434	46	0	0	0	0
Chronically Homeless Individuals	23	3	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	60	2	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	0	0	0	0	0

Table 25 - Homeless Needs Assessment

Data Source Comments: 2015 Point In Time Count Also note the "unsheltered" and "sheltered" fields are reversed in IDIS. (218 are sheltered)

Indicate if the homeless population is: Has No Rural Homeless

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Each year the CoC conducts a point-in-time count of persons residing in shelter and transitional housing facilities, and living unsheltered in Montgomery County. The point-in-time count is a statistically reliable tally of who is homeless on a given night, and where they are residing. The table below provides information on the number of shelter and unsheltered homeless families and individuals on the night of January 27, 2015. A total of 739 households (971 people) were identified, 46 households (6%) were unsheltered. All of the unsheltered homeless households were single adult households without children. There were 98 families with a total of 317 people staying at one of community's gateway shelters or transitional housing programs on the night of the count. There was one (1) unaccompanied minor residing at the gateway shelter for youth.

Ending homelessness for veterans is a local and national priority. Substantial federal resources have been made available through the U.S. Department of Veteran Affairs to help veterans with different levels of need. Some veterans are not eligible for these resources and need assistance with Continuum of Care (CoC) resources. Most veterans enter homelessness through the shelter system. 11% of the single adult male population is veterans. And, 3% of the family households in the community's gateway shelters are veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2015 Point in Time Count identified the following racial and ethnic group categorization:

White: 42%, Black: 51%, Other or Multiple Races: 7%

Non-Hispanic: 98%, Hispanic: 2%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

During 2014, there were 3,046 households (4,048 people) who experienced homelessness and were served in one of the community's gateway shelters in Montgomery County. There were 475 families; 89 unaccompanied minors between the ages 11-17; and 2,482 single adults served in the gateway shelters. Many of the households served were new to homelessness with 40% of single adults and 49% of families having experienced their first stay in a gateway shelter in 2014.

Among the homeless single adult population, men comprise 65% and women 35%. More than half, 61% of the families, 67 % of single adult men and 67% of single adult females served self-report having a disability. Of the homeless adults who self-report having a disability 75% cite having a mental health or substance abuse disorder. Nearly, all of the community's homeless families (93%) are headed by females. And, 57% of these households have no reported income. The average family size is three persons. African Americans are disproportionately represented in the homeless population, comprising 59% of all families and 48% of all homeless single adults.

Discussion:

High levels of unemployment, drug and alcohol addiction as well as mental health issues are the main contributing factors of homelessness. Clustering these populations into one area where there are already high levels of crime is not helpful and influences prolonged addiction. Those with criminal backgrounds find it difficult to gain employment. The need to spread the at risk populations throughout various communities offers the opportunity to develop successful life skills to bring them out of poverty and into permanent housing.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, public housing residents, and persons living with HIV/AIDS. The vast majority of persons with such special needs also have very low incomes. It is very difficult to determine a precise number of individuals with special needs in the cities of Dayton and Kettering. The unmet needs data in this section of the CP was obtained from focus groups and discussions held with area organizations that serve special needs populations and also from completed surveys from service providers.

Describe the characteristics of special needs populations in your community:

The non-homeless special needs populations most characteristic of the Dayton-Kettering Consortium include the elderly and disabled populations.

Elderly

Elderly households are considered those households age 62 and older. The majority of elderly residents are low and moderate income, living on fixed incomes and unable to maintain their current housing or afford to pay rent. A major trend that is becoming increasingly critical is the aging of the population and the increase in the number of single-person households with elderly (65+) householders, particularly those householders aged 75+.

Disabled

19% of Dayton's noninstitutionalized population has a disability, being 26,635 people within the Dayton population. In the same respect, 15% of the City of Kettering population has a disability, that being 3,014 people. Collectively, there are 29,649 individuals who are recognized as having a disability within the Dayton-Kettering Consortium. In addition, both cities have experienced an increase in the number of households receiving Supplemental Security Income (SSI) benefits. The 2000 Census recognized 6.3% of households receiving SSI within the Dayton-Kettering Consortium. The 2009-2013 statistics show an increase to 8.6%, a 20.6% increase.

Disabilities go beyond the physical to include mental and developmental disabilities. While these numbers are harder to tract, they are evident throughout the community. It is estimated that mental disorders affect one-quarter of all Americans. Mental disability shows no bias for age, gender, income, ethnicity, religion, or geography. However, low income individuals lack the financial means for much needed services and medical attention required and therefore, appears more evident in low income populations. Untreated, these disabilities can manifest into alcohol and drug addictions on top of an already mental disability diagnosis.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly

Elderly households are often unable to maintain existing homes or to afford rent. In addition, the numbers of elderly requiring medical and other services to remain in their homes rather than in medical facilities continues to increase. These elderly will need long-term services and support, and they will be challenged affording such care and assistance.

There is a need for more affordable and accessible senior housing. Housing types include independent living that is accessible, independent living with in-home care, assisted living facilities, and nursing facilities. Elderly home owners will require additional funds to finance accessibility improvements, potential issues with code enforcement as elderly homeowners become less able to maintain their properties, an increase in the number of vacant and blighted housing units due to the passing away of current residents who may own their homes outright. Many seniors are also below the poverty level, adding more challenges to finding affordable care and housing. Needed services include healthcare and medication management, meals and nutritional counseling, caregiver support, abuse prevention and advocacy, money management, personal services, housekeeping and homemaker assistance, and transportation.

Disabled

As discussed within the elderly population, there is a need for accessible ADA compliant housing for the physically disabled. Home owners need additional funds to finance accessibility improvements and new affordable accessible units need to be developed in both the rental and home owner markets.

There is a desperate need for consistent and thorough case management of those with mental and developmental disabilities. In too many cases, individuals become chronically homeless because of ineffective case management where they are not seen on a consistent basis and provided the services they desperately need. Alcohol and drug addiction is often connected to mental illness. The heroin epidemic experienced throughout the country is prevalent in the Dayton area as well. It was noted in the Health, Human Services and Homelessness Focus Group that finding services for treatment of drug and alcohol addiction is difficult.

Supportive housing addresses the housing needs of those in homelessness combined with a disability. The Homeless Solutions Community 10 Year Plan recognizes the need for supportive housing so much so that a goal to produce 750 units of additional supportive housing is becoming a reality.

Throughout the consolidated planning process, the Non-Homeless Special Needs population needs have been assessed through the use of focus group meetings in Dayton and Kettering, stakeholder meetings, staff meetings, town hall, and the collection of community surveys.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Not applicable. The cities of Dayton and Kettering do not receive HOPWA entitlement funds.

Discussion:

There are a number of agencies in the Dayton area that exist to serve the special needs populations, including but not limited to ADAMHS, Dayton VA Medical Center, Eastway Behavioral Health, Samaritan Behavior Health, Kettering Behavioral Health, Goodwill Easter Seals, Homefull, Places and Eastway Corp. According to the Montgomery County Family Resource Guide there are fifteen (15) agencies which provide Addiction Treatment services and eighteen (18) agencies which provide Mental Health services, nineteen (19) Medical Health Centers and nine (9) local hospitals. The extensive list of providers and facilities suggest a substantial amount of services are available for the special needs populations within the Dayton area.

Case management is a collaborative process of assessment, planning, facilitating, care coordination, evaluation and advocacy for options and services to meet an individual's or family's comprehensive needs. Housing focused case management concentrates on the areas that directly impact a particular household's stability in housing. Montgomery County, along with the cities of Dayton and Kettering, has a successful comprehensive Continuum of Care in place with an established collaborative system in place regards to housing. There needs to be the same comprehensive continuum in regards to service providers and in conjunction with supportive housing to ensure the special needs populations are receiving the services they need to develop the life skills required for continuous housing. Case management is a colossal endeavor. For the simple reason that an individual or family's success depends upon it, there has to be greater coordination and accountability.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

A consistent theme throughout the focus groups and in the submission of surveys has been the need for places for youth to congregate within the City of Dayton, whether it is an activity center or neighborhood parks with athletic courts and skate parks. This not only provides a place for youth to get exercise, have programs and trainings, it offers a deterrent to crime and ill behavior. While small parks seem ideal for neighborhoods, the issue of maintaining the park and ensuring the safety of those within and surrounding the park are essential to its success. City staff has expressed an inability to take on additional parks and survey responses indicate that the existing parks are not being well maintained. A joint effort by the neighborhood affiliation, city staff and police departments would be necessary for optimal success for the neighborhood and youth.

The City of Kettering is rich with thriving public facilities including The Frazee, The Rosewood and the repurposing of the Ice Arena. While some of the venues are "pay to play", these facilities benefit the entire community. The City of Kettering has been successful in keeping the underserved in mind when planning such venues, reaching every population and spanning generations. Kettering will be undertaking a Parks Master Plan update next year.

How were these needs determined?

Throughout the consolidated planning process, needs have been assessed through the use of focus group meetings in both Dayton and Kettering, stakeholder meetings and citizen input through public hearings and the collection of community surveys. In addition, general needs have been assessed through the use of Census, American Community Survey (ACS), and CHAS data.

Describe the jurisdiction's need for Public Improvements:

The primary non-housing community development need for the City of Dayton is the need to address public safety. Excessive crime, abandoned buildings, the drug epidemic, and lack of maintenance of vegetation along alleys and parks contribute to this overwhelming concern. Street lighting, sidewalks, neighborhoods street improvements, maintenance of trees, shrubs and vegetation is a few of the initiatives the City of Dayton can implement to address the circumstances which has contributed to the City's decline.

In 2013, the City of Kettering inherited \$40 million dollars through the now repealed Ohio estate tax. The funds were placed into the City's capital improvement fund and drawn annually to address capital projects needed throughout Kettering. These funds are projected to last another 15-20 years, making a tremendous impact on the financing of infrastructure projects. Even with the windfall of funding, the city is running out of roads which require only paving. Over the next 20 years, large sections of underground utility, including the storm sewer network will need to be replaced.

How were these needs determined?

Throughout the consolidated planning process, needs have been assessed through the use of focus group meetings in both Dayton and Kettering, stakeholder meetings and citizen input through public hearings and the collection of community surveys. In addition, general needs have been assessed through the use of Census, American Community Survey (ACS), and CHAS data.

Describe the jurisdiction's need for Public Services:

Youth Services

All forms of community and stakeholder input stressed the need for youth activities, many in collaboration with public facilities and school systems. After school and summer school programs would be as asset for recreational and educational purposes. Bringing vocational training as a service would prepare youth for successful careers in areas outside of those which require a college education. Educational, recreational, and vocational training would help to keep youth engaged, provide opportunities for successful adulthood, and serve as a deterrent to crime and ill behavior.

Senior Services

One growing need for public services is senior services; that is, organizations and/or individuals that are able to connect local senior citizens with existing services (transportation, nutrition, income, rental assistance, public housing, etc...). The senior population, especially in Kettering, has grown rapidly over the last several decades and will likely continue to grow in the future as the Baby Boom generation continues to age and retire. In addition, Kettering's existing senior services makes the community an attractive place to retire, which may drive a more retirees into the community who would like to benefit from existing services. The City's existing four 24-unit Franklin Foundation senior housing developments as well as the 102 unit Terraces complex already provide a few hundred affordable housing units to senior citizens and more will likely be in the pipeline as time goes on.

Job Connections & Job Training

In order to combat poverty and boost wages and the ability of local residents to afford housing, job coaching and job training programs will continue to be important community development services. The Dayton MSA has struggled in recent decades with slow job growth relative to Ohio and the United States as whole, but 2014 represented a year of decent job growth, which may signal a steady ascent in the availability of good-paying jobs for local residents. Connecting residents with these jobs and the necessary training for them to qualify for any new jobs that trickle into the area in the future will be critical to the future economic health of the region's population.

These needs were determined by looking at recent demographic and economic data. The populations of both Dayton and Kettering continue to age rapidly, especially Kettering. In addition, the economic

weakness of the whole region in recent years has impacted both Dayton and Kettering considerably with regards to income, poverty, and housing affordability. By working to reverse any negative trends while strengthening positive trends, a real difference can be made.

How were these needs determined?

Throughout the consolidated planning process, needs have been assessed through the use of focus group meetings in both Dayton and Kettering, stakeholder meetings and citizen input through public hearings and the collection of community surveys. In addition, general needs have been assessed through the use of Census, American Community Survey (ACS), and CHAS data.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide an overview of the demographic, economic, and housing trends giving a clear picture of the environment in which the Cities of Dayton and Kettering must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis provides data and narrative information regarding the local housing market, including the significant characteristics of the jurisdiction's housing market in general, including the supply, demand, and condition and cost of housing, the housing stock available to serve persons with disabilities and other special needs, the condition and needs of public and assisted housing, a brief inventory of facilities, housing, and services that meet the needs of homeless persons, regulatory barriers to affordable housing and the significant characteristics of the economy.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

General Housing Numbers, Tenure & Vacancy

The housing supply of Dayton has changed considerably in recent years due to an increase in the number of residential demolitions carried out as a result of an increase in available funding for such activities through the Moving Ohio Forward, Neighborhood Stabilization (NSP) and Neighborhood Initiative Programs (NIP). Since 2000, the number of housing units in Dayton dropped from 77,321 down to 74,148 (+/-1,001) according to 2009-2013 ACS data. In addition, between 2000 and 2010, the homeownership rate in Dayton dropped from 52.8% down to 49.9% while the number of vacant housing units increased from 9,912 up to 15,661, representing an increase in the City's vacancy rate from 12.8% in 2000 up to 21.8% in 2010.

The most troubling change in the vacant housing units in Dayton is in the area of the number of vacant units in the "other" vacant category, which increased from 3,246 in 2000 up to 8,134 in 2010. Housing units in the "other" vacant category are likely to be vacant and abandoned, increasing the risk of community destabilization due to the abandonment and subsequent deterioration of housing units.

In Kettering, the number of housing units did not increase in a statistically significant way between 2000 and 2009-2013, rising from 26,936 units in 2000 up to 27,367 (+/-424) units in 2009-2013. In addition, between 2000 and 2010, Kettering's homeownership rate fell from 66.5% down to 64.7% while the number of vacant housing units rose from 1,279 up to 2,175, representing an increase in the City's vacancy rate from 4.7% in 2000 up to 7.9% in 2010. A large share of Kettering's vacant housing units at the 2010 Census were either for rent (1,023) or for sale (410) while 462 fell in the "other" vacant category, likely due to the large influx in foreclosure filings in the area due to the housing crisis.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	65,067	64%
1-unit, attached structure	6,117	6%
2-4 units	11,437	11%
5-19 units	10,474	10%
20 or more units	7,378	7%
Mobile Home, boat, RV, van, etc.	1,042	1%
Total	101,515	100%

Table 26 – Residential Properties by Unit Number

Alternate Data Source Name: 2009-2013 ACS

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	66	0.2%	1,735	4.4%
1 bedroom	667	1.5%	10,470	26.8%
2 bedrooms	10,020	23%	15,081	38.7%
3 or more bedrooms	32,857	75.3%	11,731	30.1%
Total	43,610	100%	39,017	100%

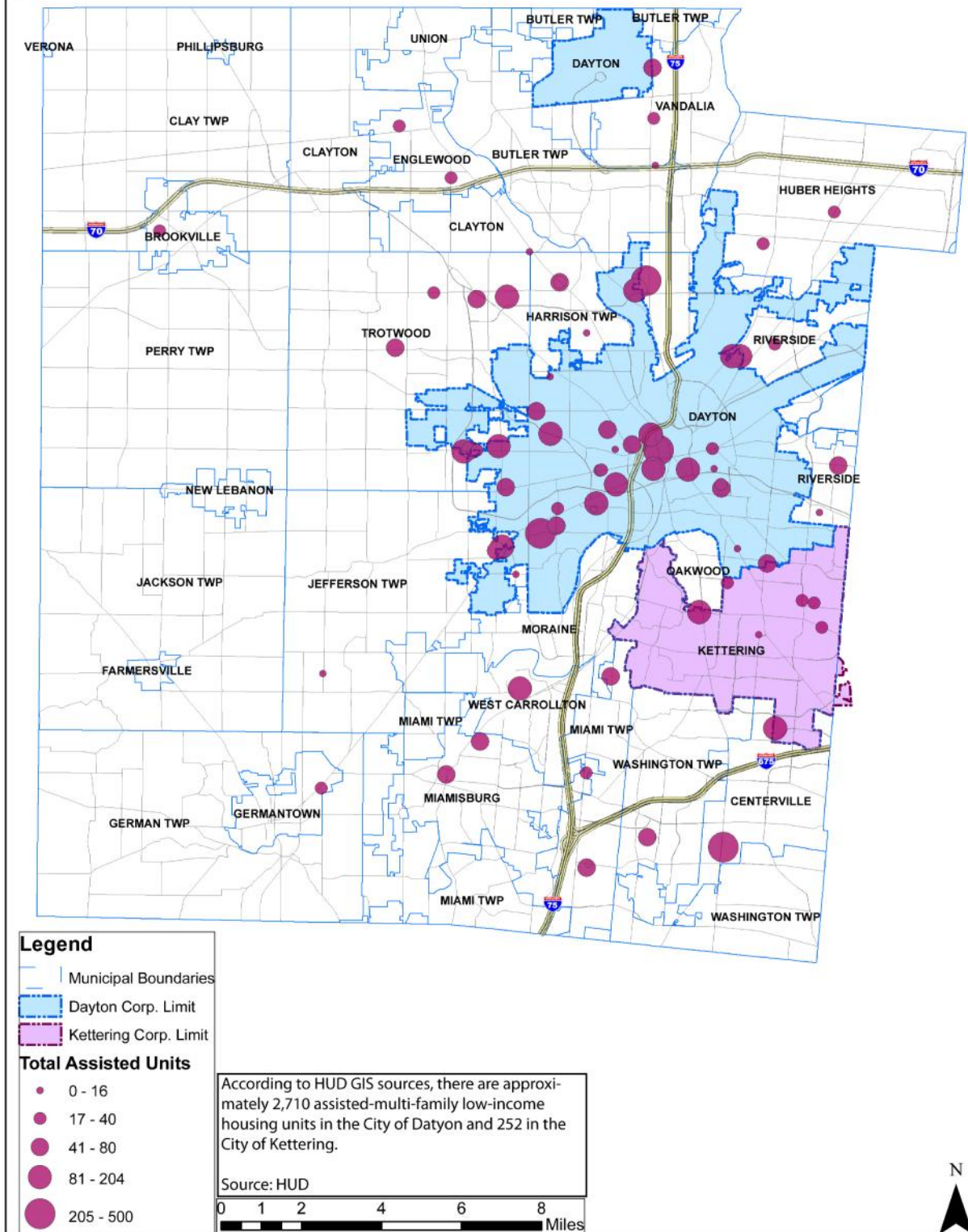
Table 27 – Unit Size by Tenure

Alternate Data Source Name: 2009-2013 ACS

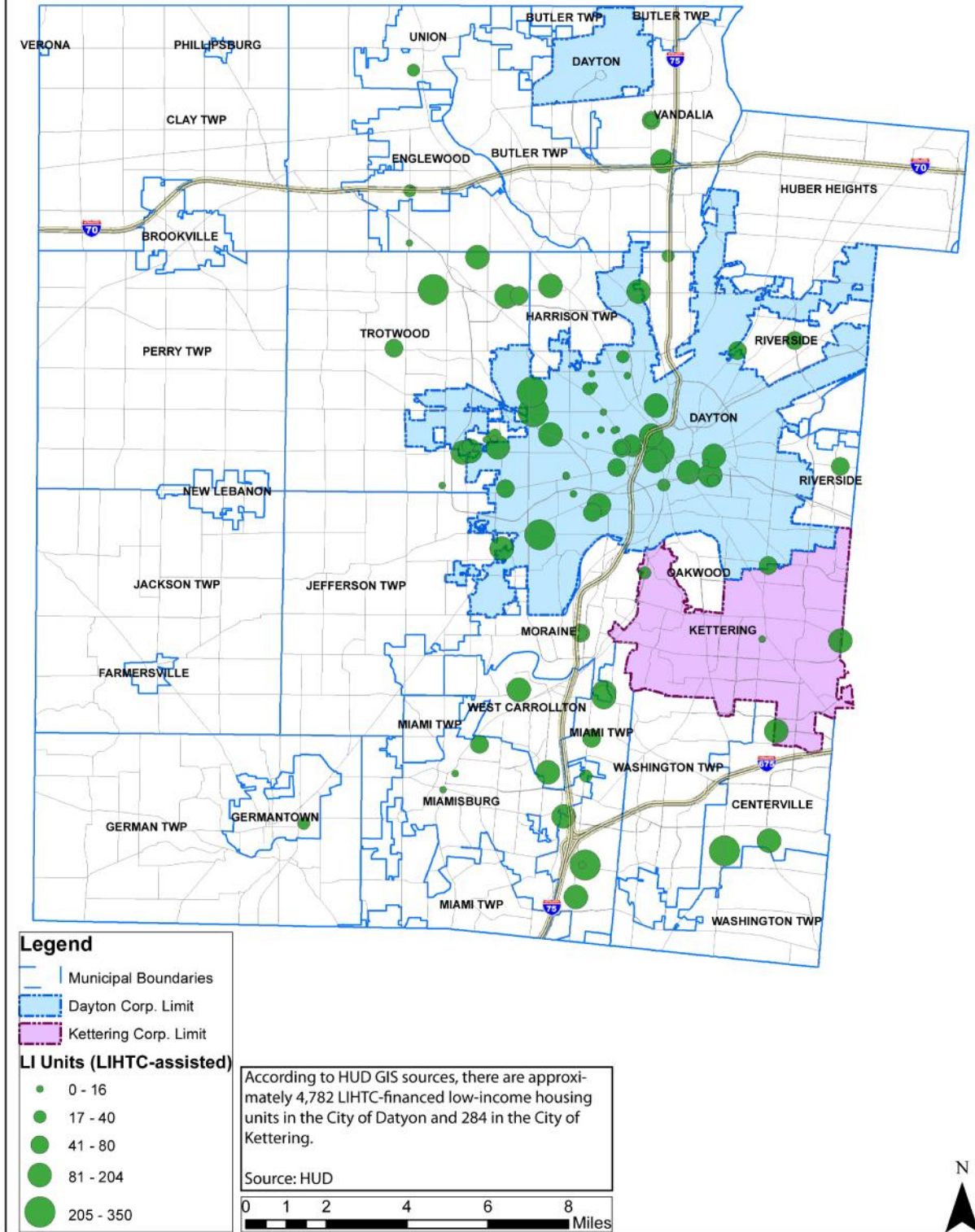
Data Source Comments:

2009-2013 ACS data is more up-to-date than 2007-2011 data.

Assisted Multi-Family Developments: Montgomery County



LIHTC Developments: Montgomery County



Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are thousands of assisted housing units in Dayton and Kettering financed through a wide variety of different funding sources. The Low Income Housing Tax Credit (LIHTC) is the most commonly utilized funding mechanism for low-income housing in both cities, with the credit assisting approximately 4,782 units in the City of Dayton and 284 in the City of Kettering.

Other affordable housing funding mechanisms found in both cities include: Section 202, Section 8 (new construction and substantial rehabilitation), loan management set-aside (LMSA), Section 811 (housing for persons with disabilities) and project rental assistance contracts (PRAC). There are approximately 252 affordable units in Kettering and 2,710 affordable units in Dayton financed through such programs. The maps above depict the locations of these developments.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Between 2015 and 2019, the Authority expects to lose approximately 25 Section 8 units annually from the assisted housing inventory due to landlord withdrawal from the program.

Does the availability of housing units meet the needs of the population?

The need for local affordable housing remains substantial, as is apparent in review of the waiting list for public housing. As of July 2015, 2,629 families are waiting for public housing. The previous Consolidated Plan developed in 2010, reported 2,055 households waiting for public housing. The wait list has grown by 21.83% since the previous Consolidated Plan.

Describe the need for specific types of housing:

Low to moderate income homeowners need assistance in bringing their homes up to health, safety, and code compliant standards. Low income elderly and the physically disabled population are also burdened with making their homes accessible. The availability of affordable housing is needed as well as accessible housing for both owner and renter.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The costs of housing, both rental and owner-occupied housing costs, have not changed considerably in either Dayton or Kettering since 2000. This is due to decreasing housing values as well as aging housing stocks, particularly in the rental market. This suggests that the increase in the share of cost burdened housing in both Dayton and Kettering since 2000 has been due more to decreasing incomes rather than rapidly rising housing costs.

Owner Costs

Between 2000 and 2009-2013, median monthly owner costs of mortgaged housing units in Dayton decreased from \$1,043 down to \$1,008 (+/- \$21) while the median monthly costs of non-mortgaged owner-occupied units rose from \$367 up to \$382 (+/- \$10).

Over that same time, housing costs of mortgaged owner-occupied units in Kettering decreased from \$1,331 down to \$1,276 (+/- \$27) while monthly non-mortgaged costs rose from \$451 up to \$477 (+/- \$10).

The minor changes in owner-occupied housing costs are a result of the bursting of the housing bubble and subsequent decrease in value of housing units in the area. In addition, the weak economy of the area has put downward pressure on housing values and costs due to a lack of demand for housing in the area.

Renter Costs

Between 2000 and 2009-2013, median monthly gross renter costs in Dayton increased from \$606 up to \$637 (+/- \$14). Over that same time, gross monthly rent costs in Kettering decreased slightly from \$771 down to \$741 (+/- \$24). Alternatively, median contract rents in Dayton remained statistically unchanged, moving from \$486 in 2000 down to \$477 (+/- \$9). In Kettering, median contract rents dropped from \$668 down to \$593 (+/- \$15).

As with owner-occupied housing costs, the modest changes in median monthly rental costs are representative of the aging rental housing stocks in both Dayton and Kettering.

Housing Values

Housing Values have fallen considerably in Dayton since 2000. This is due to a combination of factors, including the foreclosure crisis and a large rise in the number of vacant and abandoned housing units in the City. For example, according to the 2000 Census, there were 3,246 vacant housing units in the "other" vacant category in Dayton, which suggests these housing units may have been abandoned. This represented an increase of 419 (+15%) since the 1990 Census. By the 2010 Census, the number of

“other” vacant housing units in Dayton numbered approximately 8,134, a near 154% increase over the previous Census.

Kettering’s housing values have declined as well, but at a slower pace than Dayton. The declines in Kettering tend to follow the overall housing market of the State of Ohio.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2013	% Change
Median Home Value	79,100	69,600	-12%
Median Contract Rent	609	637	5%

Table 28 – Cost of Housing

Alternate Data Source Name: 2009-2013 ACS

Data Source Comments:

City of Dayton

Rent Paid	Number	%
Less than \$500	20,899	54.3%
\$500-999	16,479	42.8%
\$1,000-1,499	748	2.0%
\$1,500-1,999	145	0.4%
\$2,000 or more	217	0.6%
Total	38,488	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Renter Costs

Between 2000 and 2009-2013, median monthly gross renter costs in Dayton increased from \$606 up to \$637. Over that same time, gross monthly rent costs in Kettering decreased slightly from \$771 down to \$741. Alternatively, median contract rents in Dayton remained statistically unchanged, moving from \$486 in 2000 down to \$477. In Kettering, median contract rents dropped from \$668 down to \$593.

Gross Rent is defined as the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Contract Rent is defined as the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of interview.

As with owner-occupied housing costs, the modest changes in median monthly rental costs are representative of the aging rental housing stocks in both Dayton and Kettering.

Housing Values have fallen considerably in Dayton since 2000. This is due to a combination of factors, including the foreclosure crisis and a large rise in the number of vacant and abandoned housing units in the City. For example, according to the 2000 Census, there were 3,246 vacant housing units in the “other” vacant category in Dayton, which suggests these housing units may have been abandoned. This represented an increase of 419 (+15%) since the 1990 Census. By the 2010 Census, the number of “other” vacant housing units in Dayton numbered approximately 8,134, a near 154% increase over the previous Census.

Kettering’s housing values have declined as well, but at a slower pace than Dayton. The declines in Kettering tend to follow the overall housing market of the State of Ohio.

House Price Index

On a positive note, recent housing value trends based on the housing price index of all transactions in the Dayton MSA and several other MSAs in Ohio have shown increases in value, though it is too early to tell if this represents a sustained trend.

Contributing Factors to Flat/Falling Housing Costs & Values

Several factors have contributed to the recent decreases in housing values in Dayton and Kettering as well as the flat/decreasing owner and renter-occupied housing costs. First, the Dayton Area’s economy has underperformed the State of Ohio and the Nation as a whole for many years, which has contributed to decreasing demand for housing in the area relative to the existing supply. In addition, both Dayton and Kettering are largely built out and have been for a number of years, as a result, both cities have seen their existing housing stocks continue to age relative to the newer housing units being built in large numbers in some other surrounding cities.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,600	No Data
50% HAMFI	16,585	6,760
80% HAMFI	31,600	15,505
100% HAMFI	No Data	20,868
Total	52,785	43,133

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	501	563	738	988	1,107
High HOME Rent	483	543	712	953	1,068
Low HOME Rent	483	543	712	823	918

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not sufficient housing for all households at all income levels, especially for households on the lower-end of the earnings spectrum. For example, in Dayton, there are approximately 4,275 renter-targeted housing units deemed affordable to those earning 30% of the HAMFI while there are 15,175 households in the City earning less than or equal to 30% of the HAMFI, with 12,835 of these households residing in rental units and 2,340 residing in owner units. This shows a deficit in affordable housing for this income group of at least 8,560 housing units. Similarly, there are approximately 325 renter-targeted housing units in Kettering deemed affordable for households earning 30% of the HAMFI while there are 2,120 households earning less than or equal to 30% of the HAMFI with 1,455 of these households residing in rental units and 665 residing in owner-occupied units.

The affordable housing deficit diminishes as incomes rise in both Dayton and Kettering, as is made evident by examining the number of HHs in each income category and comparing them to the number of housing units deemed affordable to each income group.

Closing these gaps between the number of affordable housing units and the number of households in each income category will be an important step for reducing the risk of homelessness for thousands of families in the Dayton-Kettering Consortium. This goal can be accomplished by working with public and private agencies in the area that specialize in providing assisted housing to different targeted groups, such as Miami Valley Housing Opportunities (homeless), Greater Dayton Premier Management (general low-income, disabled, seniors, other), Eastway, the Franklin Foundation and St. Vincent.

The over-arching problem is not one of affordable housing or the need to provide more affordable housing. The City of Dayton is one of the most affordable cities in the United States in which to live. The core of this dilemma is the need for livable wages and income growth. More affordable housing is a band aid approach. Providing residents the opportunities and means to afford, maintain, and sustain decent housing while improving the economic circumstances address the root cause of the majority of affordable housing issues. Until then, local governments in the area must rely on programs that allow for the expansion of affordable housing options, such as CDBG, HOME, ESG, HOPWA, and Section 8.

How is affordability of housing likely to change considering changes to home values and/or rents?

As was discussed earlier, the value of housing in Dayton and Kettering has fallen in recent years while rent costs have not increased substantially in Dayton and have even decreased in Kettering. This suggests that the key driver of the increase in cost burdensome housing units in both Dayton and Kettering in recent years was driven by a reduction in incomes due to job losses and underemployment in the region. As such, housing affordability is unlikely to be heavily influenced by changing home values and/or rents due to the fact that decreasing housing costs in the future will likely be a sign of further deterioration in the Region's economy, which may cause more households to become cost burdened due to further job losses and pay cuts.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair market rents for the Dayton-Kettering Consortium are as follows:

- Efficiency: \$501
- 1 bedroom: \$563
- 2 bedrooms: \$738
- 3 bedrooms: \$988
- 4 bedrooms: \$1,107

Based on 2009-2013 ACS data, the gross median rents for Dayton and Kettering are as follows:

- Dayton: \$637 (+/- \$14)
- Kettering: \$741 (+/- \$24)

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Poor housing conditions stem from several issues; including: aging housing, low incomes, landlords not maintaining their properties, owners who can afford improvements choosing not to make them, abandonment (foreclosures, passing away of existing owners), among others.

Age of Housing

As was mentioned earlier in this CP, one challenge both Dayton and Kettering are currently facing is the aging of each city's housing stock. While Dayton's housing stock is much older than Kettering's, with an estimated 36.1% (+/-1.0%) of the existing housing units having been built prior to 1939 compared to only 5.7% (+/-0.7%) for Kettering, both cities are largely built-out and have few options for building large numbers of new housing units on easier-to-develop green fields. This means that for new housing, infill developments, even single-structure developments, will be a requirement to add a large number of housing units to either city. Due to the weak housing market in the area, many of these developments will require public subsidies in order to get off the ground, such as with the numerous housing infill projects in the Wiles Creek neighborhood of Kettering in recent years. For Dayton, the recent large-scale demolitions of hundreds of housing units will open large swaths of land for new development in the future.

Despite the age of housing in both Dayton and Kettering, the age of housing is not, in-and-of-itself, a guarantee of neighborhood deterioration. Issues arise when the costs to maintain and rehabilitate the housing exceed the ability of the existing owners to finance the improvements. In addition, landlords who fail to maintain their properties contribute to neighborhood deterioration.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Substandard Condition - A housing unit is considered to be in substandard condition if it is without operable indoor plumbing or a usable flush toilet or bathtub inside, without electricity or with inadequate or unsafe electrical service, without safe or adequate source of heat, and should but does not have a kitchen.

Substandard Condition but Suitable for Rehabilitation - This category describes dwelling units which are both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing or kitchen facilities and/or may have exterior elements in need of repair. In order to be suitable for rehabilitation, the value of the housing unit will meet or exceed the cost of the repairs or upgrades that would be required in order to bring it to standard condition.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,576	26%	19,997	52%
With two selected Conditions	286	1%	808	2%
With three selected Conditions	36	0%	85	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	33,016	74%	17,598	46%
Total	44,914	101%	38,488	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,532	3%	1,333	3%
1980-1999	2,704	6%	3,876	10%
1950-1979	22,008	49%	19,348	50%
Before 1950	18,670	42%	13,931	36%
Total	44,914	100%	38,488	99%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	40,678	91%	33,279	86%
Housing Units build before 1980 with children present	775	2%	909	2%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Housing Summary

Housing vacancy rates have been rising in both Dayton and Kettering since at least 1990, and the increase in vacancy between the 2000 and 2010 Census counts were troubling in both cities due to the

large increase in the number of vacant housing units in the “other” vacant category, which suggests that these housing units may be abandoned and without a responsible owner (i.e., not for sale or rent, not a seasonally-occupied home). The tables below delineate the changes in the number of vacant units for Dayton and Kettering between 1990 and 2000. Vacancy rates rose between 1990 and 2000, but the increase was much less substantial than the increase between 2000 and 2010.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The age and condition of the existing housing stock indicates a necessity for owner and rental rehabilitation. According to the U.S. Census (DP04), of the 74,148 housing units which exist in Dayton, 65,654 units (88.5%) were built prior to 1980. The majority of homes (36.1%) were built prior to 1940. The City of Kettering housing boom took place in the 1950s, with the majority of homes being built in that decade (32.3%). Of the 27,367 housing units within the City of Kettering, 24,320 units (88.9%) were built prior to 1980. The age of the housing stock is a detriment to the affordability of housing.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

A vast majority of the housing units in the Dayton-Kettering Consortium were built prior to 1980, with approximately 88% of all housing units having been constructed before 1980 according to 2009-2013 ACS estimates. Based purely on the high percentage of all housing units built prior to 1980, it is likely that a similar percentage of LMI households in both cities reside in housing units with the risk of LBP hazards.

Discussion

MA-25 Public and Assisted Housing - 91.410, 91.210(b)

Introduction

Currently, there are 2,181 units of public housing within the City of Dayton and 16 units in the City of Kettering. GDPM manages 2,743 (excluding non-dwelling and non-Annual Contribution Contract) units of public housing, 80% are located in Dayton, 1% in Kettering. The most common unit size in Dayton is one bedroom, representing 49.2% of the total stock, followed by two bedrooms (27.3%) and three bedrooms (17.2%). In addition to public housing facilities, the Authority manages 3,990 Section 8 Housing Choice Vouchers, 3,681 of which are currently in use. Averages of 300-400 units turn over annually. GDPM reported during the development of the Consolidated Plan that the most important unmet need of the Section 8 Housing Choice Voucher program is the insufficient supply of units that meet the Authority's housing quality standards.

Over the last ten years, GDPM's public housing inventory has decreased by 22%. In 2005, GDPM managed 3,517 public housing units. GDPM has since demolished 774 units that were outdated, required substantial rehabilitation and were located in sites with vacancy rates exceeding 30%. The housing need for families with extremely low income continues to be an extensive need. Of the 2,629 families currently on the waiting list for public housing, 77.7% represent families with extremely low income (less than 30% of AMI).

Totals Number of Units

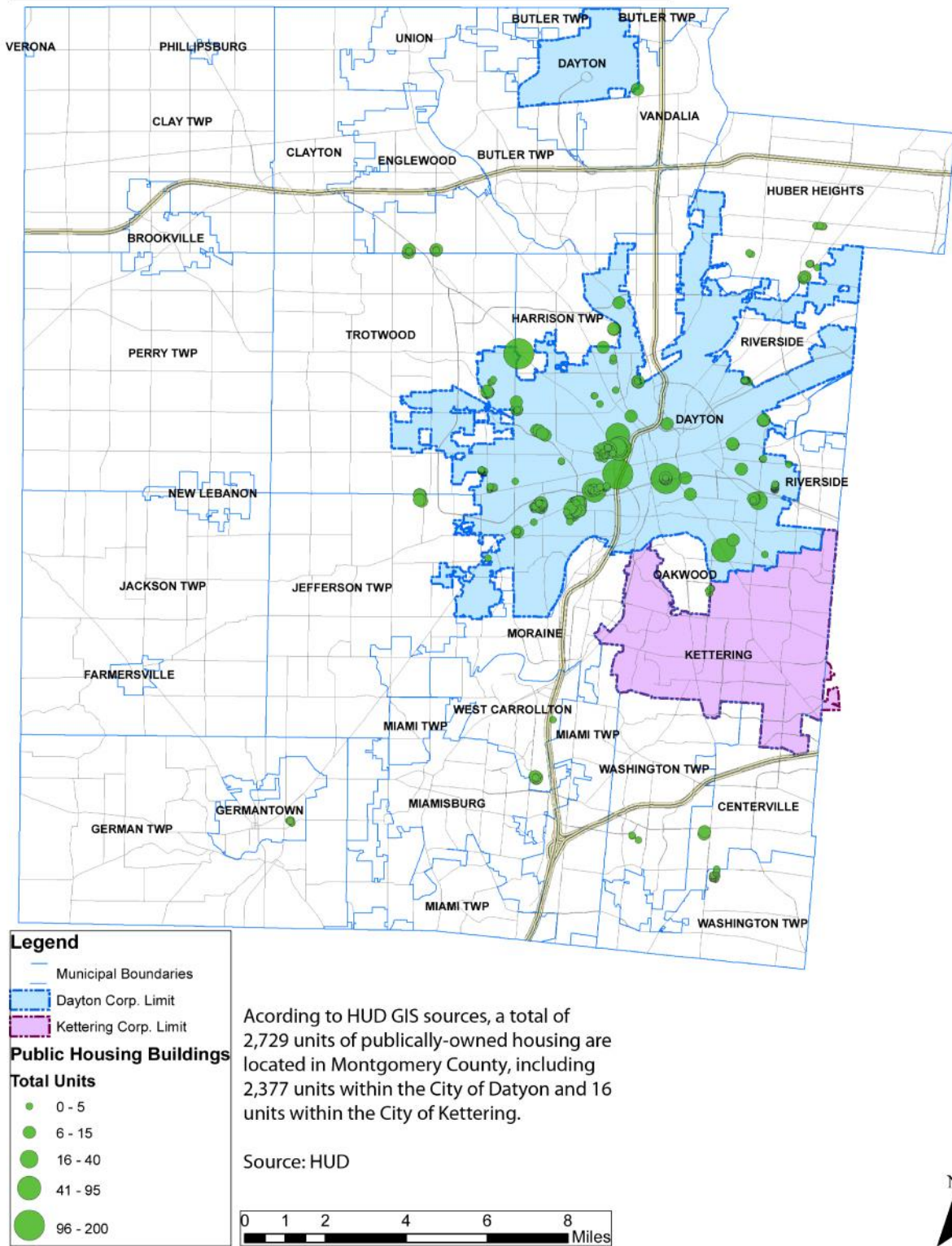
	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	182	81	5,410	7,784	902	6,882	525	1,251	2,563
# of accessible units			124						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Alternate Data Source Name: GDPM

Data Source Comments:

Public Housing Building Locations: Montgomery County



Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Currently, there are 2,181 units of public housing within the City of Dayton and 16 units in the City of Kettering. GDPM manages 2,743 (excluding non-dwelling and non-Annual Contribution Contract) units of public housing, 80% are located in Dayton, 1% in Kettering. Over the last ten years, GDPM's public housing inventory has decreased by 22%. In 2005, GDPM managed 3,517 public housing units. GDPM has since demolished 774 units that were outdated, required substantial rehabilitation and were located in sites with vacancy rates exceeding 30%. The physical conditions vary upon the age and type of housing unit from those needing demolition to construction of newer units of public housing. Per GDPM's 5 Year Plan, in 2015 assessments will be undertaken including the Physical Needs Assessment, 504 Transition Plan and Energy Audit to develop a modernization plan for existing public housing units to ensure long term viability.

Public Housing Condition

Public Housing Development	Average Inspection Score
Grand Apartments	91
Westdale	80
DeSoto Bass	89
Misty Lane 2	99
Wilkinson Plaza	88
Westerfield	88
Dayton View Commons	86

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In 2011, GDPM conducted a comprehensive physical needs assessment (PNA) to determine the extent of modernization needs during the subsequent 20 years. The PNA estimated that a total of \$94 million in investment would be required to keep pace with the Authority's physical needs. The PNA is the primary driver of GDPM's capital planning process. To complete the assessment, Creative Housing Solutions, Inc., evaluated 43 GDPM public housing developments throughout Montgomery County.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Resident Service Goals/Achievements for GDPM include providing high quality and effective services to their resident population through the Ross Grant. GDPM was able to provide significant client linkages to community resources that included health care, disability services, educational entities. GDPM continues to pursue homeownership opportunities through the agency's Homeownership Department. GDPM is developing a Resident Volunteer Patrol Program (RVPP) at resident sites. Currently, senior staff is working with the jurisdiction wide resident council to gauge resident interest. GDPM provides high quality and effective linkages to their resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants in which GDPM currently has over 15 MOUs with local organizations to provide social services for our residents. In 2014, GDPM developed Quick Reference Safety Cards/Notices designed for all Asset management site personnel to be distributed to all Asset Management residents. GDPM is implementing a specific plan for residents of hi-rise communities who may require assistance in the event of an emergency evacuation to supplement the current Integrated Contingency Plan for these types of housing structures by conducting monthly fire drills to educate residents and employees on evacuation safety.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

As of 2015, the Dayton/Kettering/Montgomery County Continuum of Care provided a total of **1,723** beds for individuals and persons in families with children in gateway shelter, safe haven, and permanent supportive housing.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	76	0	32	138	0
Households with Only Adults	206	60	23	710	40
Chronically Homeless Households	0	0	0	0	0
Veterans	25	0	58	170	0
Unaccompanied Youth	16	0	42	0	0

Table 38 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are a number of agencies in the Dayton area which complement services targeted to homeless persons including ADAMHS, Dayton VA Medical Center, Eastway Behavioral Health, Samaritan Behavior Health, Kettering Behavioral Health, Goodwill Easter Seals, Homefull, Places, and Eastway Corp.

According to the Montgomery County Family Resource Guide there are fifteen (15) agencies which provide Addiction Treatment services and eighteen (18) agencies which provide Mental Health services, nineteen (19) Medical Health Centers and nine (9) local hospitals. The extensive list of providers and facilities suggest a substantial amount of services are available for the special needs populations within the Dayton area. Both Sinclair Community College and the University of Dayton Research Institute are involved in workforce training initiatives. In addition, Goodwill Easter Seals has a variety of workforce training programs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Various agencies receive funding through the Human Services Levy for services and facilities including Homefull which provides emergency shelter, permanent supportive housing, and case management services, Daybreak which provides overnight shelter and transitional housing services, St Vincent de Paul provides overnight shelter services and the YWCA which provides overnight shelter and case management services.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

There are a number of agencies in the Dayton area that exist to serve the special needs populations, including but not limited to ADAMHS, Dayton VA Medical Center, Eastway Behavioral Health, Samaritan Behavior Health, Kettering Behavioral Health, Goodwill Easter Seals, Homefull, Places and Eastway Corp. According to the Montgomery County Family Resource Guide there are fifteen (15) agencies which provide Addiction Treatment services and eighteen (18) agencies which provide Mental Health services, nineteen (19) Medical Health Centers and nine (9) local hospitals. The extensive list of providers and facilities suggest a substantial amount of services are available for the special needs populations within the Dayton area.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Case management is a collaborative process of assessment, planning, facilitating, care coordination, evaluation and advocacy for options and services to meet an individual's or family's comprehensive needs. Housing focused case management concentrates on the areas that directly impact a particular household's stability in housing. Montgomery County, along with the cities of Dayton and Kettering, has a successful comprehensive Continuum of Care in place with an established collaborative system in place regards to housing. There needs to be the same comprehensive continuum in regards to service providers and in conjunction with supportive housing to ensure the special needs populations are receiving the services they need to develop the life skills required for continuous housing. Case management is a colossal endeavor. For the simple reason that an individual or family's success depends upon it, there has to be greater coordination and accountability.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There are joint collaborations which exist between supportive housing providers and ADAMHS to ensure those with mental and physical disabilities receive housing as well as case management services upon housing to retain housing. Respite services are provided through Samaritan Homeless Clinic. The VA Medical Center provides supportive housing services to veterans and non-veterans upon returning from a mental and physical health institution.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Dayton and Kettering will continue to serve the non-homeless special-needs populations through a strong regional network of public, private, and non-profit housing and service providers. In particular, Dayton will promote physically accessible housing through partnerships with GDPM, non-profits, appropriate agencies and advisory committees.

All of the cities' program offerings that are supported by federal funds are targeted to assist low- and moderate-income individuals, many of whom fall into special needs categories. Special needs populations are targeted in some of each city's planned activities, such as Dayton's financial assistance for public service agencies and housing rehabilitations in both cities that allow elderly or disabled homeowners to remain in their homes.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Dayton and Kettering will continue to serve the non-homeless special-needs populations through a strong regional network of public, private, and non-profit housing and service providers. In particular, Dayton will promote physically accessible housing through partnerships with GDPM, non-profits, appropriate agencies and advisory committees.

All of the cities' program offerings that are supported by federal funds are targeted to assist low- and moderate-income individuals, many of whom fall into special needs categories. Special needs populations are targeted in some of each city's planned activities, such as Dayton's financial assistance for public service agencies and housing rehabilitations in both cities that allow elderly or disabled homeowners to remain in their homes.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Dayton's housing market is generally regarded as affordable, especially in the context of comparably sized communities nationally. With a 2000 median rent of \$448 per month, according to Census data, Dayton ranks within the top 10 most lowest-rent cities in the United States. Due to steady population decline and a recent rise in foreclosures, Dayton also has a high vacancy rate in both private market rental units and several of its large, older public housing sites. Vacancies often exert downward pressure on prices, as the wider variety of housing opportunities results in a less competitive market that becomes more affordable to lower-income renters.

Despite the prevalence of affordably priced housing opportunities in Dayton, rental and owner property remain out of reach for some populations. Those least likely to be able to afford either private market rentals or even Section 8 housing are families and individuals with incomes below \$10,500 (<30% of the median family income). These are the "people living on the edge," who are at the highest risk of homelessness. These are the households for whom only the deep subsidies traditionally, provided by public housing, provide affordable housing.

With a decreasing population, and in spite of an aggressive housing demolition program, Dayton has more supply (housing units) than demand (households), which results in increased vacancy rates, abandoned and vacant property, and a "soft" market with lower rents and sale prices.

Several factors affect the maintenance, quality, and accessibility of affordable housing. The primary issue that impedes efforts to maintain Dayton's affordable housing supply is the high cost of maintenance and renovation of older housing stock in inner-ring neighborhoods. More than 70% of the housing stock in Dayton is more than 40 years old. Maintenance and renovation of these housing units to suit the needs of low- to moderate-income households demands substantial funding. To that effort, the City will continue to fund Rebuilding Together Dayton to provide the needed subsidy to make repairs affordable. During the 2013-2014 CDBG Discretionary Award Process, two new projects received allocations through CDBG – the DaVinci Emergency Home Repair and Paint Program and the Community Action Partnership Emergency Repair Program.

Some neighborhoods achieve positive results through partnerships that allow for the construction of new affordable units and private investment in rehabilitation of existing single-family houses. The City will continue to work with area housing providers and support services for low- and moderate-income households in stabilizing the housing stock. For every federally funded tax credit projects built within the City of Dayton, the developer is required to demolish two vacant or obsolete homes in order to build one new affordable single family house. The city continues its efforts to equip residents to be good homeowners through its mortgage credit counseling classes held throughout the year.

In addition, the City has taken into account that almost half of its households are rentals. In order to keep good renters and attract those who do not desire to be homeowners, the City continues to re-evaluate and develop strategies that support committed investors, diversify the rental-housing product, and modernize existing units. To assist renter households, the City of Dayton continues to aggressively pursue the demolition of substandard and obsolete housing, while at the same time promote the construction of new, modern affordable rental units in desirable locations.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Transition

The economy of the Dayton Region in general has struggled to gain traction following a major reduction in the number of jobs in the manufacturing sector, particularly the transportation equipment manufacturing (automotive) sector, due to the loss of several GM/Delphi plants in the region. In 1998, approximately 22,000 individuals were employed in the transportation manufacturing sector in the Dayton MSA, at the trough of the Great Recession in 2009; this number had declined to 5,300 before rising slightly to 6,100 in 2014 (source: US Bureau of Labor Statistics, Federal Reserve Bank of St. Louis). In addition, general manufacturing job numbers decreased from 77,200 in 1998 down to 36,400 in 2009; with the number increasing to 39,000 by 2014.

The loss of manufacturing jobs has contributed to a major decrease in the purchasing power of the local population, which has hampered the growth of more consumer-driven sectors of the economy, such as retail. For example, an article published by the Dayton Business Journal in 1997 estimated that GM's local payroll was approximately \$930 million. [1]

For a number of years, overall non-farm employment numbers have been weak as well. According to data provided by the BLS and illustrated by the St. Louis Federal Reserve, between the years 2000 and 2010, total nonfarm employment numbers in the Dayton MSA dropped from 424,300 down to 360,400 before rising to 372,000 in 2014. In addition, employment growth has continued in 2015, rising from 373,500 jobs in January up to 378,100 jobs in June.

Unemployment

Due to the region's economic weakness, the number of unemployed persons in Dayton rose from 7,090 (9.2% unemployment rate) in 2000 up to 11,971 (+/-772, 17.9% unemployment rate) based on 2009-2013 ACS data while rising in Kettering from 1,008 (3.3% unemployment rate) in 2000 up to 2,266 (+/-268, 7.6% unemployment rate) based on 2009-2013 ACS data.

Incomes

The rise in the number of unemployed persons in both Dayton and Kettering has also contributed to major decreases in median household incomes in recent years. In 2013-dollars, Dayton's median HH income fell from \$38,337 in 1999 down to \$28,456 (+/- \$866) based on 2009-2013 ACS data while Kettering's median HH income fell from \$62,981 in 1999 down to \$49,522 (+/- \$1,443) based on 2009-2013 ACS data. These decreases in income have contributed to large rises in individual and family poverty rates in both communities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	59	2	0	0	0
Arts, Entertainment, Accommodations	5,685	4,803	15	8	-7
Construction	1,098	1,850	3	3	0
Education and Health Care Services	10,243	27,201	27	43	16
Finance, Insurance, and Real Estate	2,177	3,264	6	5	-1
Information	1,009	1,867	3	3	0
Manufacturing	4,482	9,442	12	15	3
Other Services	1,388	2,475	4	4	0
Professional, Scientific, Management Services	2,983	4,434	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	5,406	3,515	14	6	-8
Transportation and Warehousing	1,416	1,173	4	2	-2
Wholesale Trade	1,552	2,614	4	4	0
Total	37,498	62,640	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	67,805
Civilian Employed Population 16 years and over	56,267
Unemployment Rate	17.02
Unemployment Rate for Ages 16-24	27.94
Unemployment Rate for Ages 25-65	10.77

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	8,734
Farming, fisheries and forestry occupations	2,895
Service	8,529
Sales and office	13,774
Construction, extraction, maintenance and repair	4,032

Occupations by Sector	Number of People
Production, transportation and material moving	4,089

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	43,371	81%
30-59 Minutes	7,439	14%
60 or More Minutes	2,860	5%
Total	53,670	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,045	1,771	5,705
High school graduate (includes equivalency)	11,520	2,592	7,366
Some college or Associate's degree	17,989	2,556	5,895
Bachelor's degree or higher	8,763	684	1,495

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	324	427	430	1,015	2,269
9th to 12th grade, no diploma	3,099	2,704	2,256	4,689	2,639
High school graduate, GED, or alternative	4,867	4,820	5,088	11,570	6,835
Some college, no degree	14,518	5,698	4,910	9,685	2,675
Associate's degree	567	1,793	1,557	2,875	609
Bachelor's degree	970	2,626	1,541	3,040	1,096
Graduate or professional degree	24	743	895	2,257	960

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,414
High school graduate (includes equivalency)	20,610
Some college or Associate's degree	26,664
Bachelor's degree	36,744
Graduate or professional degree	58,304

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the Dayton Kettering area are the “Eds, Meds, and Feds”, more commonly known as the sectors of education, health care, and government, including quasi-government entities. The area boasts nine hospitals and numerous medical facilities. The University of Dayton, Sinclair Community College, Wright State University, and Kettering College contribute to the education sector, along with local school systems. Obviously, the cities of Dayton and Kettering contribute to the government sector in addition to Montgomery County, CountyCorp, and CityWide Development.

Describe the workforce and infrastructure needs of the business community:

Job training programs are needed as the tooling and machine industry still exists within the Dayton area. Trade schools need to be promoted more, as not everyone is college bound. These on the job skills are critical and are slowly being depleted. Thousands of jobs will be coming available as business owners who wanted to retire within the last decade are now ready to retire. In the Economic Development Focus Group, it was widely held and agreed upon that businesses cannot find people who want to come

to work. It's not only about having the work skills necessary for employment, it is also about having the life skills necessary to handle stressful situations, such as getting to work when a vehicle breaks down and finding childcare.

Consistent throughout Dayton is the challenge of having an aging inventory of buildings, and this impacts businesses as well. Many owners are unable to invest in the building to make it move in ready. Making an obsolete building ADA compliant is a barrier and causing businesses to look outside Dayton where there is new development. The downtown area has shown great progress. However, once outside the main corridor and on the ancillary street, the crumbling infrastructure and lack of effective services, such as snow removal, become burdensome on the business owner and unappealing to potential businesses and customers.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure these changes may create.

The development at Austin Landing, located 13.3 miles south of Dayton, opened in 2013 and has seen retail establishments, hospitality, professional services and businesses locate there. Since its opening, three large CPA firms have moved from downtown Dayton to Austin Landing, with the concern that more businesses will be relocating from the downtown area to the new development.

The City of Moraine, located less than five miles south of Dayton, is ramping up for the opening of the Fuyao Plant, located at the former GM Plant. The Chinese auto class company is investing more than \$350 million in site improvements and intends on hiring approximately 1,500 workers, with production slated for 2015.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The opening of the Fuyao Plant has the potential for employment of a job trained work force. Many former production workers who found themselves unemployed after the loss of so many manufacturing jobs in the area would appear to be suited for this opportunity.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Both Sinclair Community College and the University of Dayton Research Institute are involved in workforce training initiatives. In addition, Goodwill Easter Seals provides a variety of workforce training programs. Workforce training and development is imperative to bringing low income persons out of

poverty. The Consolidated Plan recognizes the need for additional workforce initiatives and supports the development of new initiatives throughout Dayton, Kettering, and Montgomery County.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

There is a regional comprehensive economic development strategy prepared by the Dayton Development Coalition for a multi-county area. In addition, the City of Dayton has a strategic economic development plan. Vision 20/20 is the City of Dayton's Comprehensive Plan. Adopted in 1999, it is currently being updated.

Discussion

Food deserts are abundant throughout Dayton. Full service grocery stores are rare and smaller "corner" grocery stores are almost non-existent. Efforts need to be made to bring grocery establishments into the neighborhoods through economic development incentives. A grocery store chain such as Aldi would be ideal due to the stores smaller footprint, affordable prices, and fresh products. However, in order to promote Dayton to businesses, crime and public safety concerns to be addressed.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

Multiple housing problems include housing which has one or more of the following: lacking complete plumbing facilities, lacking complete kitchen facilities, housing costs greater than 30% of income and overcrowding is present, meaning more than one person per room. Units lacking complete plumbing facilities and kitchen facilities throughout the Dayton – Kettering Consortium are less than 1%, overcrowding between 1.01 and 1.5 persons is only 1% throughout the Consortium. The only substantial housing problem in the Dayton Kettering Consortium is cost burdensome, where 76% of households at or below 30% AMI have housing costs which exceed 30% of their income. Respectively, 62.4% of LMI households, those at or below 80% of area median income, are cost burdened by housing.

For the purposes of the Consolidated Plan, “concentration” is defined as census tracts where the percentage of households with multiple housing problems is at least 10 percentage points higher than the percentage for the City as a whole.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

The City of Dayton contains areas of racial concentration with regards to the populations of both African Americans and Asians, with much of the western portion of the City being racially concentrated with regards to the African American population and one block group being racially concentrated with regards to the Asian population. Two additional block groups are considered ethnically concentrated with regards to the Hispanic population. These block groups are: CT 19, BG 4 (portion of the Burkhardt Neighborhood), and CT 22, BG 2 (portion of the Twin Towers Neighborhood).

Within the City of Kettering, CT 211, BG 1, CT 218, and CT 204, BG 1 are all areas of racial concentration, with CT 211, BG 1 and CT 218 being considered racially concentrated with regards to the African American population and with CT 204, BG 1 being generally racially concentrated, with a racial minority population of 19.1% compared to Kettering’s overall racial minority population of 7.4%.

In regards to low-income families, HUD defines an LMI census block group in the City of Dayton as one in which 51% or more of the population have incomes at or below 80% of the median family income. 60.8% of Dayton’s block groups qualify at LMI with no strategic concentration in one particular area.

The City of Kettering follows an exception criterion, meaning HUD defines an LMI census block group in the City of Kettering as one in which 40.9% or more of the population have incomes at or below 80% of the median family income. There are sixteen block groups which are considered LMI with no strategic concentration in one particular area.

For the purposes of the Consolidated Plan, “concentration” is defined as census tracts where the percentage of a specific racial or ethnic group or low-income families is at least 10 percentage points higher than the percentage for the City as a whole.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the markets in these areas in Dayton are consistent with the majority of the markets throughout Dayton. All have an aging housing stock, a massive inventory of abandoned building, lack of economic opportunities and in distress. The characteristics within the City of Kettering are not as forthright as in the larger entitlement communities.

Are there any community assets in these areas/neighborhoods?

The downtown area has seen an influx of funding for improvements. Throughout the neighborhoods, the demolition program has been successful at removing over a thousand blighted structures and there are strong neighborhood associations throughout Dayton. A vital community asset is the transportation system provided by Dayton RTA. Kettering, as a smaller entitlement with less absorption of housing and economic problems as compared to Dayton, seems to be able to maintain neighborhood stability throughout.

Are there other strategic opportunities in any of these areas?

Extending the bike program into areas outside of downtown and creating neighborhood business districts.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the Dayton / Kettering Consortium 2016 - 2020 community development, housing and economic development priorities, anticipated financial resources, partners, programs and activities to address the needs as determined by the Needs Assessment, Market Analysis, and input received from community engagement, focus groups and stakeholder meetings.

Priority Needs

The Cities of Dayton and Kettering have identified the following Priority Needs:

1. Revitalization of Neighborhoods
2. Affordable Housing
3. Expand Economic Opportunities
4. Provision and Coordination of Public Services
5. Homelessness

Goals

The following Goals have been established to meet the identified Priority Needs:

1. Neighborhood Safety Measures
2. Demolition of Abandoned Structures
3. Infrastructure Improvements
4. Expand, Maintain and Improve Affordable Housing
5. Targeted Code Enforcement Efforts
6. Youth & Senior Services
7. Workforce Training and Development
8. Economic Development Incentives
9. Collaboration of Services
10. Reduce Homelessness and At Risk Homelessness
11. Planning and Program Administration

SP-10 Geographic Priorities - 91.415, 91.215(a) (1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

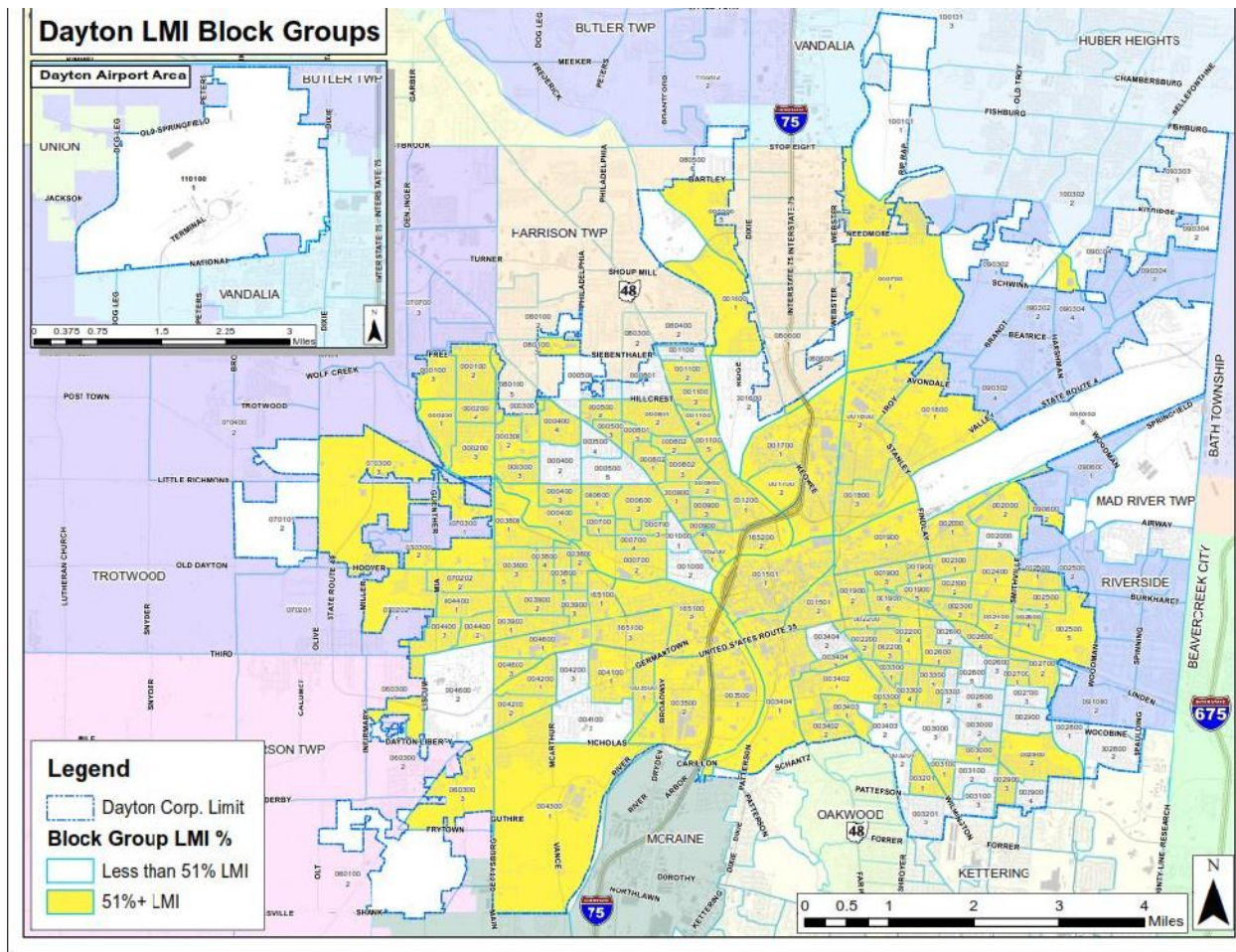
The housing, special needs and community development priorities established as part of the Consolidated Plan were developed through a comprehensive public outreach process, which included a community needs survey, focus groups, stakeholder meetings and a public review process with a high priority on meaningful citizen engagement. Additionally, the priorities reflect policy directives that have emerged from recent local planning publications, including CitiPlan 20/20, Focus 2010, the Analysis of Impediments to Fair Housing Choice, Homeless Solutions Community 10 Year Plan, citywide comprehensive plans, and neighborhood strategic plans.

In light of the priorities established to guide the next five years of funding, the system for establishing the priority for the selection of these projects is predicated upon the following criteria:

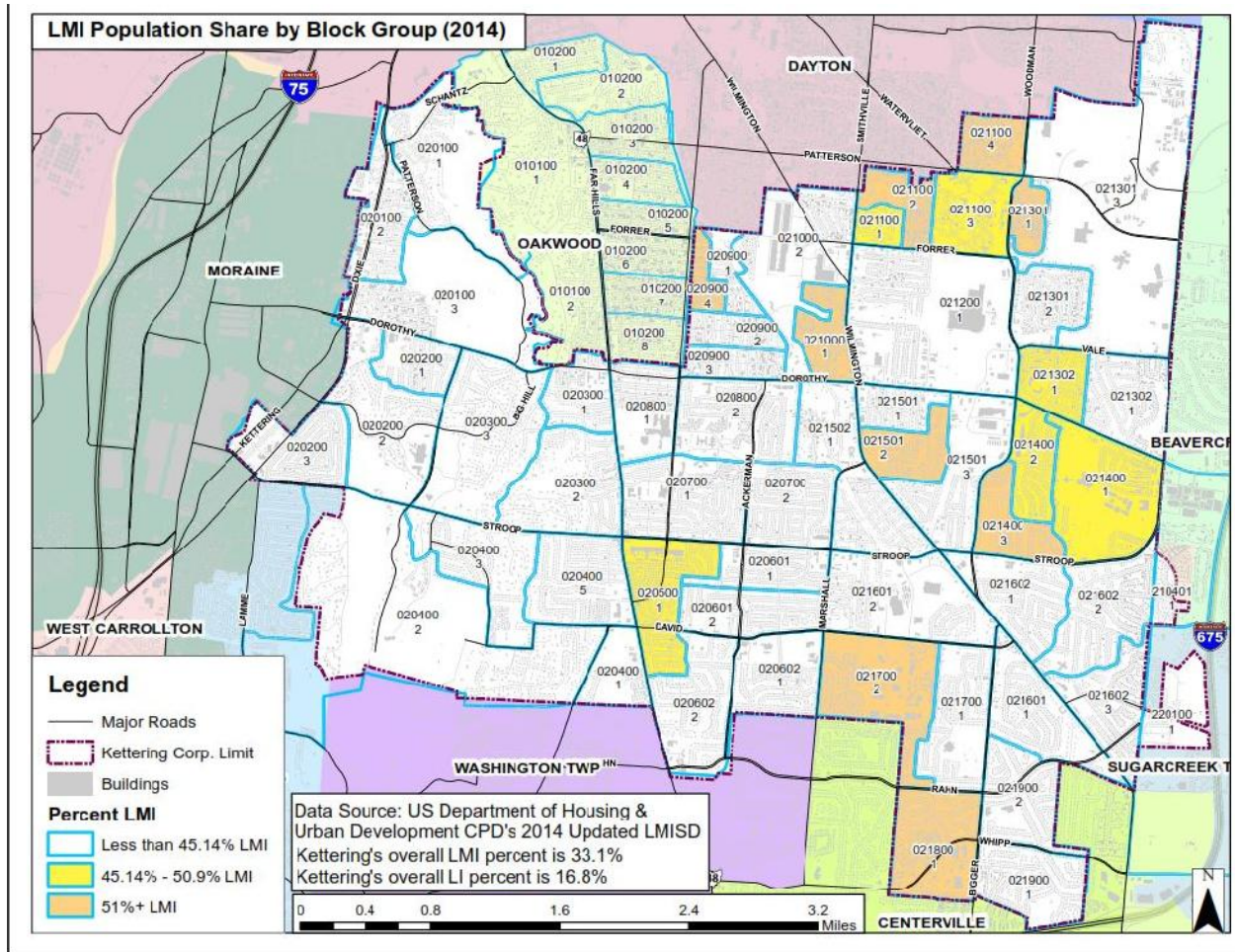
- Meeting the statutory requirements of the CDBG and HOME programs
- Focusing on low and moderate income areas or neighborhoods in the area
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

In order to meet the statutory requirements of the CDBG and HOME programs, HUD defines an LMI census block group in the City of Dayton as one in which 51% or more of the population have incomes at or below 80% of the median family income. The City of Kettering follows an exception criterion, meaning HUD defines an LMI census block group in the City of Kettering as one in which 40.9% or more of the population have incomes at or below 80% of the median family income.

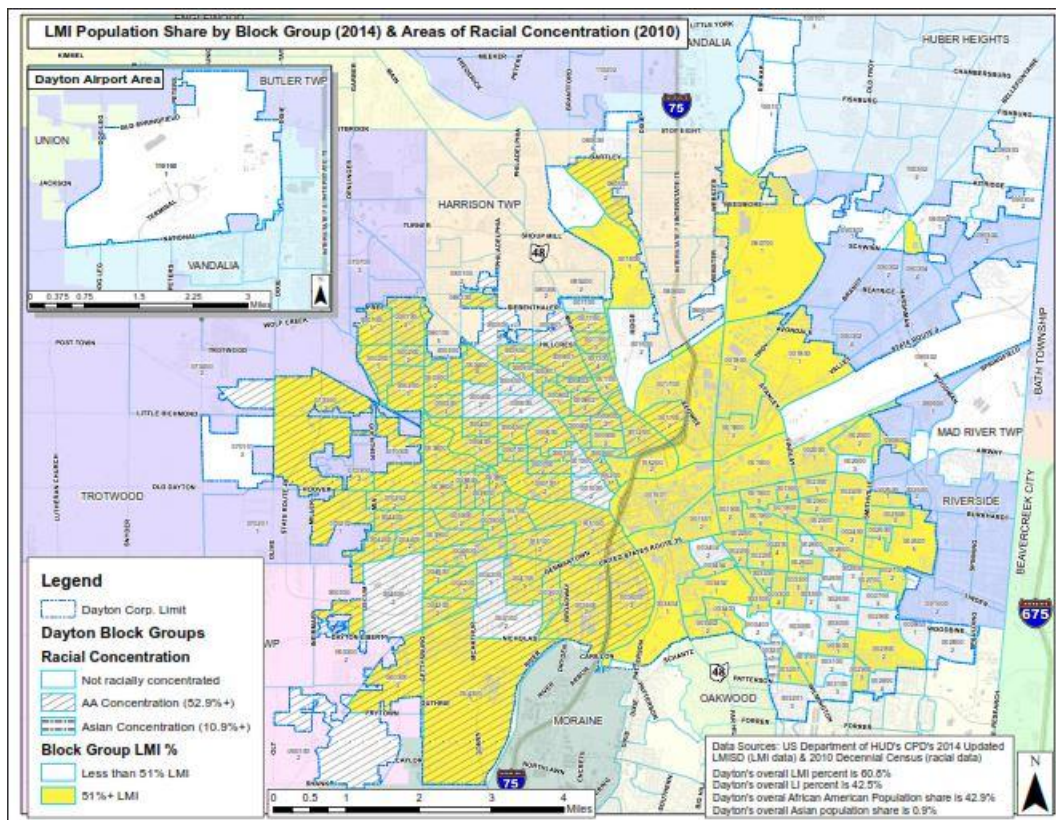
The following maps illustrate the low to moderate income census block groups and racial concentration of the Cities of Dayton and Kettering.



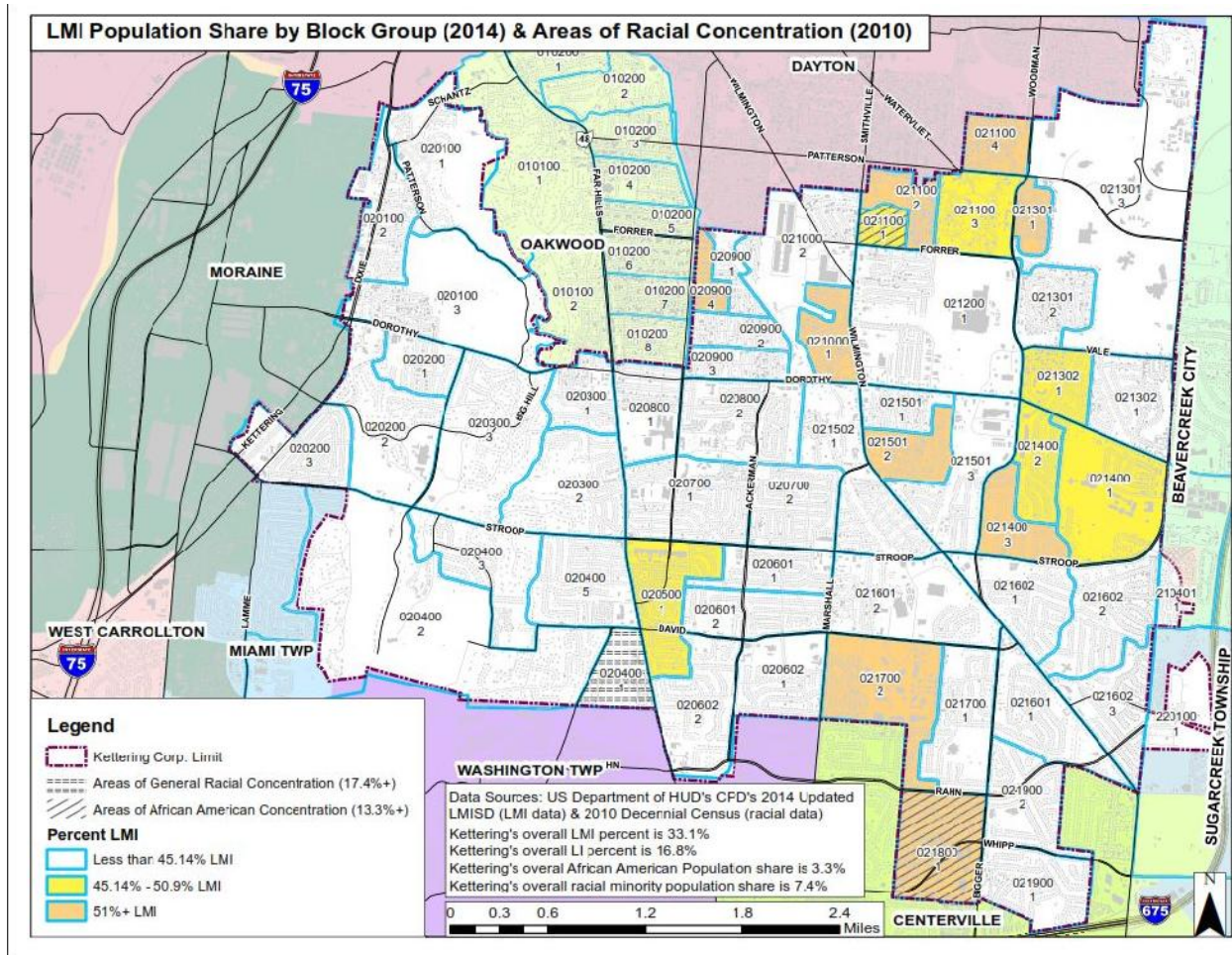
Dayton LMI Census Blocks



Kettering LMI Census Blocks



Dayton LMI & Racial Concentration



Kettering LMI & Racial Concentration

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

The Cities of Dayton and Kettering have identified the following Priority Needs:

1. Revitalization of Neighborhoods
2. Affordable Housing
3. Expand Economic Opportunities
4. Provision and Coordination of Public Services
5. Homelessness

For additional information on the Priority Needs, see Table 53 – “Priority Needs Summary” located in the Appendix.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The most common housing problem affecting LMI households is housing cost burden. In the City of Dayton, over 10,000 LMI renter households have housing costs which exceed 30% of their incomes. In the City of Kettering, almost 2,000 LMI households have housing costs which exceed 30% of their incomes.
TBRA for Non-Homeless Special Needs	The same characteristics and variables which influence the use of available funds for TBRA are applicable to the Non-Homeless Special Needs population as well. However, the strategy to assist in making housing affordable is coupled with the need for service provider intervention to maintain housing stability.
New Unit Production	New unit production needs to be a variety of both affordable and market rate units. Over saturation of affordable housing can be detrimental to a community. Housing data shows that home values and rent charges are less in the City of Dayton than in the area and State of Ohio, and therefore “affordable”, more closely indicates an income problem and not necessarily a housing problem.
Rehabilitation	Rehabilitation of housing is at a critical point in the City of Dayton, where 88.5% of housing was built prior to 1980. The majority of homes in Dayton, 36.1%, were constructed prior to 1940. The City of Kettering is following closely to that trend, where the majority of homes, 32.3%, being built in the 1950’s and 88.9% of the housing units constructed prior to 1980. The aging housing stock is a large contributor to the cost burden of homeowners. Rehabilitation funds are necessary to maintain affordability and sustainability.
Acquisition, including preservation	Neighborhood Stabilization and Moving Ohio Forward programs provided an influx of funds for acquisition and demolition. As the NSP Programs are ending, the funding sources to acquire structures will dissipate. Historic preservation should be pursued if economically feasible, meaning the costs to preserve a building do not outweigh the value of the preservation upon completion.

Table 46 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The primary resources available to implement the Consolidated Plan come from three HUD entitlement programs: CDBG, HOME, and ESG. Of the three, CDBG is the largest and most flexible source, providing eligibility for a variety of activities.

Population and poverty rate are the major criteria in the determination of federal entitlement funds. As the City of Dayton has experienced steep population losses and modest reductions in its poverty rate, it has also experienced commensurate reductions in federal funding. The loss of federal funding has been at the expense of city programs that sustain a suitable living environment, such as discretionary funds and set-asides for code enforcement, demolition, road resurfacing, recreation services or youth services. Kettering receives funding for housing-related activities through a HOME program consortium with the City of Dayton, so its funding levels are also tied into the demographic fluctuations of the larger city.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	5,039,719	225,000	150,000	5,414,719	19,659,918	Allocation estimate based upon 1% reduction annually.
HOME	public - federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	953,216	0	1,000,000	1,953,216	2,950,299	Allocation estimate based upon 10% reduction annually.
ESG	public - federal	Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance, Services, Transitional housing	479,709	0	0	479,709	2,170,959	Allocation estimate based upon 5% increase annually.

Table 47 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Dayton ensures that the matching funds required for the ESG program are met annually by requiring each subrecipient agency to submit a total budget that includes all funding sources planned for the program year. The City also audits these sources during the annual monitoring of each subrecipient. Matching funds, in general, will come from the following sources: Montgomery County Human Services Levy; Montgomery County marriage fees; United Way; Federal Emergency Management Agency (FEMA); Children Services Division; Ohio Department of Development and Education; Veterans Administration; and private fundraising. The HOME match for both Dayton and Kettering comes from the forbearance of taxes and discounted land or property sales.

The City of Dayton receives other funding to assist in achieving the CP priorities. Dayton receives Shelter Plus Care funds and supports local organizations in acquiring resources via Low Income Housing Tax Credits, the Multi-Family Bond Program, the Supportive Housing Program, and the Single Room Occupancy Program. The City also estimates investments in the form of low-income housing tax credits and private development funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Dayton may continue to pursue opportunities to use publicly owned land or property in projects. In the past, this method has served the development of affordable housing and the Dayton Public Schools rebuild.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Miami Valley Regional Planning Commission	Government	Planning	Region
Dayton/Kettering/Montgomery County Continuum of Care	Continuum of care	Homelessness Non-homeless special needs	Region
Homeless Policy Solution Board	Government	Homelessness	Region
Greater Dayton Premier Management	PHA	Public Housing	Region
CITY WIDE DEVELOPMENT CORP	Redevelopment authority	Economic Development Ownership Planning Rental neighborhood improvements	Region
COUNTY CORP	Redevelopment authority	Ownership Planning Public Housing Rental	Region
Rebuilding Together Dayton	Regional organization	Economic Development Planning neighborhood improvements public facilities public services	
St. Vincent DePaul	Non-profit organizations	Homelessness Non-homeless special needs	
Homefull	Non-profit organizations	Homelessness Non-homeless special needs	
Miami Valley Housing Opportunities	Non-profit organizations	Homelessness Non-homeless special needs	
People Working Cooperatively	Non-profit organizations	Ownership neighborhood improvements	

Table 48 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Department of Planning and Community Development of the City of Dayton is responsible for managing the vast network of public agencies, private service providers, and local non-profit organizations through which it will carry out the Consolidated Plan. This office has the lead responsibility for coordinating the development of the CP and the development and timely implementation of each annual action plan. In administering its programs, the City works cooperatively within a landscape of local, state, and regional agencies.

Other key departments involved in the implementation of the CP include the City of Kettering, Dayton's Office of Economic Development, the Department of Public Works, Department of Recreation and Youth Services, Department of Building Services, Department of Management and Budget, Dayton Municipal Court, and the Dayton Human Relations Council. Greater Dayton Premier Management will continue its role as primary provider of low-income public housing and administrator of Section 8 programs. The Shelter Policy Board will be the lead agency with which the City will partner to provide policy guidance and oversight for addressing the needs of the homeless.

Both cities have acknowledged challenges in adequately meeting the housing needs of its lowest-income residents. In Dayton, an ongoing population exodus has left a weakened tax base and many deteriorating abandoned structures, which have exerted negative pressure on property values and invite nuisance activity. This has resulted in a surplus of affordable but substandard housing stock. Dayton has previously set aside large CDBG allocations for code enforcement, but in light of the limited effectiveness of providing more tagging than fixing, the City intends to shift its focus to activities that more directly impact the quality of the housing stock.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	

Supportive Services			
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 49 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Increased coordination among homeless providers and with mainstream community resources is one of the four key principles of the Homeless Solutions Plan. Over the last seven years the homeless providers have gone from a network of fairly independent providers who partnered on specific projects and interacted with each other through the Emergency Housing Coalition, to a coordinated system better educated about the role each type of program plays in ending homelessness and organized to be the most effective system possible. The Dayton-Montgomery County homeless system has clear resources, targeted clients, and outcomes. This change has been made as a result of the Front Door Assessment process and the combined funding review process undertaken since the Plan was adopted.

Most of the major systems that interact with households who are at risk of or actually homeless are represented on the Homeless Solutions Policy Board or on the Policy Boards Committees. Coordination between these systems and the homeless system is on-going. Currently liaisons to the homeless system have been designated by Children's Services; the Community Mental Health Centers have designated liaisons to the homeless system to increase coordination when households are in crisis and planning for the transition from homelessness to housing. Many of these systems are also represented on the Emergency Housing Coalition and are well known to homeless providers.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are a number of agencies in the Dayton area that exist to serve the special needs populations, including but not limited to ADAMHS, Dayton VA Medical Center, Eastway Behavioral Health, Samaritan

Behavior Health, Kettering Behavioral Health, Goodwill Easter Seals, Homefull, Places and Eastway Corp. According to the Montgomery County Family Resource Guide there are fifteen (15) agencies which provide Addiction Treatment services and eighteen (18) agencies which provide Mental Health services, nineteen (19) Medical Health Centers and nine (9) local hospitals. The extensive list of providers and facilities suggest a substantial amount of services are available for the special needs populations within the Dayton area.

Case management is a collaborative process of assessment, planning, facilitating, care coordination, evaluation and advocacy for options and services to meet an individual's or family's comprehensive needs. Housing focused case management concentrates on the areas that directly impact a particular household's stability in housing. Montgomery County, along with the cities of Dayton and Kettering, has a successful comprehensive Continuum of Care in place with an established collaborative system in place regards to housing. There needs to be the same comprehensive continuum in regards to service providers and in conjunction with supportive housing to ensure the special needs populations are receiving the services they need to develop the life skills required for continuous housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Cities of Dayton and Kettering will coordinate with Montgomery County to develop a coordinated service delivery system similar to the system that exists for homeless providers. Ultimately, Montgomery County should take the lead on this initiative with support from both cities.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

The following Goals have been established to meet the identified Priority Needs:

1. Neighborhood Safety Measures
2. Demolition of Abandoned Structures
3. Infrastructure Improvements
4. Expand, Maintain and Improve Affordable Housing
5. Targeted Code Enforcement Efforts
6. Youth & Senior Services
7. Workforce Training and Development
8. Economic Development Incentives
9. Collaboration of Services
10. Reduce Homelessness and At Risk Homelessness
11. Planning and Program Administration

Goal Descriptions

1	Goal Name	Neighborhood Safety Measures
	Goal Description	The City of Dayton's goal for improving resident safety contributes directly to the livelihood of neighborhoods. Activities may include - but not limited to - street lighting improvements, clean up of abandoned lots, right of ways and alleys, and initiate a public safety program through a joint effort with neighborhood associations and local police departments.
2	Goal Name	Demolition of Abandoned Structures
	Goal Description	The cities of Dayton and Kettering will continue demolition efforts to address blight through the elimination of abandoned structures.
3	Goal Name	Infrastructure Improvements
	Goal Description	The cities of Dayton and Kettering will provide infrastructure improvements within neighborhoods to include, but not limited to, street improvements, curb and sidewalk. The infrastructure improvement within the City of Dayton will be targeted to residential neighborhoods.
4	Goal Name	Expand, Maintain and Improve Affordable Housing
	Goal Description	The goal for affordable housing includes maintaining, improving, and expanding affordable housing, both owner and renter, public and private through such activities as down payment assistance, rehabilitation programs, repair programs, programs for ADA improvements and new affordable and market rate housing.

5	Goal Name	Targeted Code Enforcement Efforts
	Goal Description	The City of Dayton will restructure the Code Enforcement Program to target the efforts in key areas of the City. The City of Dayton has partnered with Wright State University to conduct a citywide housing condition survey in summer and fall of 2015. Each property will be assessed using a standard survey and will include pictures of each property for further comparison. Targeting our code enforcement efforts in “tipping point” neighborhoods – areas of the city with overall good housing stock with minor housing issues – will help keep neighborhoods from falling into irreparable decline. In addition, focusing our code enforcement areas near major new housing developments – Phoenix Project, Roosevelt Commons, and Twin Towers Crossing – would protect the investments and lead to further investment. In addition, reducing the amount of HUD funds expended toward administration of Code Enforcement is imperative.
6	Goal Name	Economic Development Incentives
	Goal Description	The City of Dayton will work with business owners to make their building move in ready, provide rehabilitation to include facade improvements and ADA compliance with an emphasis to bring grocery store establishments into neighborhoods through economic development incentives.
7	Goal Name	Youth & Senior Services
	Goal Description	The cities of Dayton and Kettering will assist individuals and organizations in connecting senior citizens with existing services. The cities of Dayton and Kettering will coordinate with available resources to develop and promote youth activities.
8	Goal Name	Workforce Training and Development
	Goal Description	The Cities of Dayton and Kettering will work with Montgomery County and various agencies to support existing workforce initiatives.
9	Goal Name	Collaboration of Services
	Goal Description	The cities of Dayton and Kettering will work with Montgomery County to develop a comprehensive system in regards to service providers and in conjunction with supportive housing to ensure the special needs populations are receiving the services they need to develop the life skills required for continuous housing.

10	Goal Name	Reduce Homelessness and At Risk Homelessness
	Goal Description	The City of Dayton's allocation of Emergency Solutions Grant funds will be expended on activities by the Dayton / Kettering / Montgomery County Continuum of Care to support its approach of preventing and ending homelessness and rapidly returning people who have become homeless to stable housing.
11	Goal Name	Planning and Program Administration
	Goal Description	Planning, administration and compliance costs associated with implementation of the Consolidated Plan programs.

For additional information on Goals, see Table 58 – “Goals Summary” located in the Appendix.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

To be determined.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Greater Dayton Premier Management entered into a Voluntary Compliance Agreement (VCA) for Section 504 compliance with HUD in August of 2010. Following the VCA Agreement, the Authority conducted a Section 504 needs assessment and Transition Plan in 2011. The number of accessible units required has fluctuates with the total number of units in GDPM's public housing inventory. The current VCA compliance requirements include 134 UFAS units and 54 sensory units. GDPM has completed 110 of the 134 UFAS mobility units, 14 are underway with 10 units remaining to be converted. Of the sight and sound units, 39 of the 54 units have been completed, 8 units are underway leaving 7 units remaining to be converted. The Authority will continue to pursue completion of all units identified.

Activities to Increase Resident Involvements

Continued Resident Service Goals/Achievements for GDPM include providing high quality and effective services to their resident population through the Ross Grant. GDPM will continue to provide significant client linkages to community resources that include health care, disability services, and educational entities. GDPM continues to pursue homeownership opportunities through the agency's Homeownership Department. GDPM will continue to develop a Resident Volunteer Patrol Program (RVPP) at resident sites. Currently, senior staff is working with the jurisdiction wide resident council to gauge resident interest. GDPM will provide high quality and effective linkages to their resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants in which GDPM currently has over 15 MOUs with local organizations to provide social services for their residents. The Quick Reference Safety Cards/Notices designed for all Asset management site personnel will be distributed to all Asset Management residents. GDPM will implement a specific plan for residents of hi-rise communities who may require assistance in the event of an emergency evacuation to supplement the current Integrated Contingency Plan for these types of housing structures by conducting monthly fire drills to educate residents and employees on evacuation safety.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Dayton's housing market is generally regarded as affordable, especially in the context of comparably sized communities nationally. With a 2000 median rent of \$448 per month, according to Census data, Dayton ranks within the top 10 most lowest-rent cities in the United States. Due to steady population decline and a recent rise in foreclosures, Dayton also has a high vacancy rate in both private market rental units and several of its large, older public housing sites. Vacancies often exert downward pressure on prices, as the wider variety of housing opportunities results in a less competitive market that becomes more affordable to lower-income renters.

Despite the prevalence of affordably priced housing opportunities in Dayton, rental and owner property remain out of reach for some populations. Those least likely to be able to afford either private market rentals or even Section 8 housing are families and individuals with incomes below \$10,500 (<30% of the median family income). These are the "people living on the edge," who are at the highest risk of homelessness. These are the households for whom only the deep subsidies traditionally, provided by public housing, provide affordable housing.

With a decreasing population, and in spite of an aggressive housing demolition program, Dayton has more supply (housing units) than demand (households), which results in increased vacancy rates, abandoned and vacant property, and a "soft" market with lower rents and sale prices.

Several factors affect the maintenance, quality, and accessibility of affordable housing. The primary issue that impedes efforts to maintain Dayton's affordable housing supply is the high cost of maintenance and renovation of older housing stock in inner-ring neighborhoods. More than 70% of the housing stock in Dayton is more than 40 years old. Maintenance and renovation of these housing units to suit the needs of low- to moderate-income households demands substantial funding. To that effort, the City will continue to fund Rebuilding Together Dayton to provide the needed subsidy to make repairs affordable. During the 2013-2014 CDBG Discretionary Award Process, two new projects received allocations through CDBG: the DaVinci Emergency Home Repair and Paint Program and the Community Action Partnership Emergency Repair Program.

Some neighborhoods achieve positive results through partnerships that allow for the construction of new affordable units and private investment in rehabilitation of existing single-family houses. The City will continue to work with area housing providers and support services for low- and moderate-income households in stabilizing the housing stock. For every federally funded tax credit projects built within the City of Dayton, the developer is required to demolish two vacant or obsolete homes in order to build one new affordable single family house. The city continues its efforts to equip residents to be good homeowners through its mortgage credit counseling classes held throughout the year.

In addition, the City has taken into account that almost half of its households are rentals. In order to keep good renters and attract those who do not desire to be homeowners, the City continues to re-

evaluate and develop strategies that support committed investors, diversify the rental-housing product, and modernize existing units. To assist renter households, the City of Dayton continues to aggressively pursue the demolition of substandard and obsolete housing, while at the same time promote the construction of new, modern affordable rental units in desirable locations.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Fair Housing Assessment is currently being updated, with the draft being developed continuous with the development of the Consolidated Plan.

The City will continue to encourage good, affordable housing, and also ensure that current homeowner investments are protected and that future homeowners will realize appreciation on their investments. Affordable housing does not necessarily mean cheap housing at the expense of property values and investment. The City will serve the population of renters – who comprise half of its households – by continuing to support committed investors, diversify the rental housing product, and modernize existing units. As the population of Dayton becomes increasingly diverse, emphasis will be placed on encouraging racial and economic integration, as well as the dispersal of special needs populations throughout the community.

In some neighborhoods, positive results have been achieved through partnerships that allow for the construction of new affordable units, and private investment in rehabilitation of existing single-family houses. Dayton will continue to work with area housing providers and support services for low- and moderate-income households in stabilizing the housing stock and equipping these residents to be good homeowners and renters.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Implementation of the Front Door Assessment, the local coordinated assessment process, is overseen by the Front Door Committee, a Committee of the Homeless Solutions Policy Board. The Front Door Assessment was adopted to identify the issues that have led to a person or family's homelessness, determine the most appropriate program in the homeless system to help the household exit homelessness and stabilize in housing, and make a referral to that program. The Front Door Assessment is a standardized assessment focused on housing history and barriers to returning to housing. The principles established for the Front Door are:

1. Rapidly exit people from homelessness to stable housing
2. Serve clients as efficiently and effectively as possible
3. Ensure that the hardest to serve are served
4. Be transparent and accountable through the homeless system

In addition Miami Valley Housing Opportunities' PATH program, which serves people on the streets that are not willing to enter a shelter, also conducts the Front Door Assessment.

Addressing the emergency and transitional housing needs of homeless persons

When a household is unable to be diverted from entering the homeless system, the goal is that the Front Door Intake is done within 3 days of entering the shelter. The Intake focuses on the situation that preceded their homelessness, whether they can return to that situation and if they have the resources to be rapidly rehoused. If the household is still in shelter 7-14 days after entry then the Comprehensive Assessment is completed. This section of the Front Door Assessment gathers long term history for housing, employment, legal, physical/behavioral health, family/dependent children, and independent living skills. The information is filtered through a Referral Decision Worksheet to determine the level of services a person will need to successfully exit homelessness.

Once the appropriate program has been determined the household is either referred directly to the program if they have been determined to be appropriate for Rapid Rehousing, Programmatic Shelter or Supportive Services, or placed on a central waiting list for Transitional Housing, Permanent Supportive Housing, or Safe Haven. Several priority criteria are used to determine placement on the permanent supportive housing and Safe Haven waiting lists including homeless for more than 200 days, youth, unsheltered, elderly, and at-risk of death while homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Dayton-Montgomery County homeless system is operated with a Housing First philosophy and a commitment to exit households to housing as rapidly as possible. The Front Door Assessment supports this approach while also ensuring that households receive appropriate services to end their homelessness. Rapid rehousing programs are primarily targeted to households with income or recent history of income but can also be used as a bridge housing program for households who are assessed as needing permanent supportive housing but for whom there are no units currently available.

Households who enter the rapid rehousing program receive financial assistance and services with some or all of these activities:

- locating housing
- paying the security deposit and first month's rent
- turning on utilities
- moving in and obtaining furniture
- identifying community resources for support and material assistance
- enrolling children in school
- addressing issues that have led to housing instability
- obtaining cash and other benefits such as Medicaid and SNAP

Financial assistance for rapid rehousing is initially available to all households in shelter. If they still need assistance after three months an income certification is conducted to ensure that the household's income is below 30% of Area Median Income (AMI). Some individuals will only need one-time assistance based on their recent or current income status. Other individuals will need short term assistance (1-3 months) or medium term assistance (4-18 months). Assistance is based on their current inability to meet their housing costs due to job/income loss or some other mitigating factor. In general it is expected that households will receive no more than six months of assistance although this can be waived if appropriate for the households' situation.

All participants are expected to contribute towards their household costs as soon as possible after the housing crisis has been resolved. In most cases clients are not expected to contribute towards the first month's housing payment. After that a declining level of assistance is provided to help the clients gradually adjust to assuming full responsibility for their housing costs. Client contributions are set as a percentage of the rent payment and in most cases will increase by 25 percent a month. Assistance is not expected to exceed more than \$3,000 per household with most households receiving substantially less. Shelter reentry is monitored for all programs in the homeless system including rapid rehousing.

Currently there is no maximum length of stay at shelter. Because the priority is on the household's safety, they are not required to exit without permanent housing identified. Clients are required to accept the first appropriate housing referral made for them. Once a client has exited shelter to housing or a program that will lead to housing they are not allowed to re-enter shelter for a year. The Homeless Solutions Plan has an overall system goal of reducing length of time homeless to 14 days and HEARTH has a goal of families being homeless for less than 30 days. With new HMIS reports tracking length of stay, the homeless system will be monitoring the length of stay in shelter and working to develop effective programs to reduce the length of stay as necessary.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Diversion involves a combination of financial assistance and negotiations to try to help households remain in their current housing or immediately enter into an alternate housing plan that does not include a shelter stay. Financial assistance can pay arrears to prevent the loss of housing or be used to secure new housing as appropriate to the household's situation. Households also receive case management services to stabilize them in their new or existing housing and to connect them to community resources. Households who have been previously homeless are the main priority for prevention and diversion services at the main gateway shelters. Families who request entry to shelter who are assessed as having no other resources are also priority households for prevention assistance because of the detrimental effect of homelessness on children. Financial assistance is only provided to households who meet income and other eligibility criteria. Other households seeking assistance are referred to other community resources which are very limited.

Dayton and Montgomery County have made a significant commitment to reduce the number of people entering shelter, reduce the length of time people remain in shelter, and reduce the rate of recidivism amongst the homeless population. Starting in the fall of 2011, all families requesting shelter at St. Vincent were required to meet with Homefull case managers before they entered shelter. Using the Front Door Intake section of the Front Door Assessment, the case manager works with the family to see if they have any alternative to entering shelter.

In the summer of 2013 St. Vincent was awarded a Supportive Services for Veteran Families (SSVF) grant that will bring new prevention and rapid rehousing resources to the community for veteran households. Using eligibility criteria developed by St. Vincent, the Front Door assessors will refer veteran households to the SSVF program. These new resources will expand the reach of community prevention and rapid rehousing funding by diverting veterans to another program.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Dayton Kettering Consortium recognizes that cooperation among public and private organizations is essential for successful lead-based hazard reduction efforts. In that spirit, Dayton and Kettering continue to work toward reducing lead-based paint hazards through partnerships with Public Health Dayton and Montgomery County, Citywide Development Corporation, CountyCorp, Montgomery County, and lead contractors. Managing lead-based paint and other environmental regulations can significantly increase the cost burden of renovating older housing stock typically found in inner-city neighborhoods. The principal objective is to provide cost-effective methods for controlling lead while maintaining affordable housing for low-and moderate-income families. During the next five years, the City of Dayton's efforts will include the following:

- Lead paint assessments will be performed by Public Health on City of Dayton properties.
- Housing Inspection will continue to educate Dayton residents about lead paint hazards as part of its code enforcement efforts.
- Properties will be made lead safe through HMOP
- Blood tests will be conducted throughout Montgomery County.
- Dayton will continue to aggressively demolish pre-1978 nuisance housing, which often contains lead-based paint.

In efforts to manage and abate lead-based paint hazards, the City of Kettering will continue its partnership with Public Health Dayton and Montgomery County for lead risk assessment and clearance testing. Each home of a potential housing rehabilitation client is tested for lead hazards. In the last program year, Kettering completed one lead-based paint abatement project in the course of a residential rehabilitation. All rehabilitation projects use lead-safe work practices, and the City's Rehabilitation specialists are certified and trained as lead risk assessors.

How are the actions listed above related to the extent of lead poisoning and hazards?

The most common way lead can enter a child's body is by hand to mouth activity. The current threshold by which lead can cause harm in children is 10 ug/dL (micrograms lead per deciliter of whole blood), per the Centers for Disease Control and Prevention. A microgram is about the size of a grain of sugar. Current research is showing that lead at lower amounts than this can cause loss of IQ points and other neurological damage. Lead poisoning can affect all body systems in a child's who has lead poisoning, including interfering with the child's brain development which can cause learning problems, behavior problems, and delays in development. Lead can damage the kidneys, and other major organs of the body. Abating existing lead based paint in homes will limit children's exposure to this potential hazard. In addition, continued assessment, blood testing, and education is necessary to determine the extent to which the population is affected.

How are the actions listed above integrated into housing policies and procedures?

The Cities of Dayton and Kettering have implemented HUD's Lead Safe Housing Rule, incorporating these rules into all repair and rehabilitation programs. Contractors are trained in lead-safe renovation practices and staff continues to be trained for certification in various lead-based paint intervention skills.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs, and Policies for reducing the number of Poverty-Level Families

Dayton and Kettering are committed to eliminating poverty through making housing more affordable, preserving the condition and availability of existing housing stock and helping citizens build assets of all kinds: human, social, financial, physical, and natural. To this end, the cities and their community partners have incorporated an integrated system of services and programs to meet the various needs of individuals as they progress toward financial self-sufficiency.

The City of Dayton participates in an interagency coalition to promote the Earned Income Tax Credit (EITC) and Child Tax Credits (CTC) to City residents. The EITC/CTC Program is currently the largest anti-poverty effort in the country. The EITC/CTC Coalition can boast a broad spectrum of committed partners including community volunteers, the United Way of the Greater Dayton Area, Montgomery County, private banks and credit unions, non-profit community organizations, the IRS, and other public organizations such as Sinclair Community College. The EITC/CTC outreach campaign and free tax assistance is another means of assisting low and moderate income residents, while also helping the local economy by increasing disposable income. The coalition continues to work together to expand the program each year.

In addition to supporting the initiatives of local organizations that serve low-income residents by providing emergency shelter, transitional housing, and social services, the cities administer programs that aim to mitigate poverty and the problems associated with it. Dayton and Kettering can directly impact some of poverty's primary causal factors – poor-quality housing, expensive housing, lack of education, unemployment, low income, and ill health – by utilizing its resources, including housing stock, social services provided by subrecipients, employment opportunities, public health guidance, and the educational system. The multiple aspects of the programs run by the cities or their subrecipients, when working in concert, have the ability to reduce the number of households with incomes below the poverty level.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

A lack of quality affordable housing places housing cost burdens on LMI persons, limiting their ability to pay for other goods and services, such as quality education or needed prescriptions. The housing efforts of the two cities are aimed at improving and maintaining a high standard of housing quality while also creating or maintaining affordability. Housing rehabilitation helps lower-income owners make much-needed repairs, which enables them to remain in their affordable homes, while the rental rehabilitation allows landlords to maintain decent housing and pass savings along to renters.

Over the five-year period of the CP, the cities will also work closely with agencies that provide expanded housing options to current and potential residents. These agencies include CHDOs and development corporations, both of which can assist many lower-income renters, including those with special needs.

Neighborhood revitalization efforts will continue in target areas to enhance the viability of neighborhoods through important street, sidewalk, and urban amenity projects.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Dayton utilizes a method of monitoring and evaluation to ensure that programs are being carried out in accordance with the approved Consolidated Plan. This process enables the City to evaluate program accomplishments in light of the established strategies. The monitoring process will allow the City to review projects to assess strengths, weaknesses, the ability to perform, and accomplishments.

Evaluation is focused on the impact that a given project has on meeting the goals and purposes of the HUD programs as outlined in their respective legislation. It is also focused on the results achieved by the project and whether or not the objectives set forth in the program proposal and work agreement between the City and the recipient are met.

Monitoring will emphasize the timely and effective conduct of activities delegated to the subrecipient. The City has the responsibility to monitor each project to make sure that applicable rules and regulations are being followed. The City is also responsible for ensuring that the work being done produces something of value to the community's low-and moderate-income residents and/or aids in the prevention or elimination of slum and blighting influences.

The City's monitoring process enables the City to evaluate program accomplishments and their relationship to the approved strategies and outcomes adopted within the Consolidated Plan. Further, the process allows the City to review programs and project providers in order to assess their strengths, weaknesses, performance, and accomplishments. Information gained will serve as a basis in assessing, directing, or refocusing programs to meet the stated goals.

In Kettering, CDBG program activities are monitored annually to determine each program's performance in addressing a specific need. After this review, programs are adjusted or redesigned as deemed appropriate to address the needs of residents. Kettering's Planning and Development Department administers most of the projects defined in its CDBG Annual Action Plan. Actions to ensure compliance include both desk monitoring monthly and at least one on-site visit with all subrecipients. The timeliness of expenditures is also monitored on a monthly basis, with adjustments made as needed.

Appendix

Table 50 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Dayton Is Yours
	Agency/Group/Organization Type	Housing Civic Leaders Community Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Department and Dayton Is Yours committee meet regularly to discuss Dayton's existing housing challenges and neighborhood engagement efforts with the goal to assist the Division of Housing Inspection in code compliance issues. The Consolidated Plan Consultant was placed on the agenda to review the Consolidated Plan as it relates to housing and community development needs. An open dialogue followed regarding the existing needs of the communities, how the needs are currently being addressed and how needs can be more effectively met with emphasis placed on the Code Compliance Program. Inefficiencies in the Code Compliance Program were discussed and alternatives suggested which could provide a greater impact to Dayton's neighborhoods. The Community Needs Survey was distributed, reviewed, and requested to disseminate as widely as possible. Participants were informed of the scheduled Town Hall meeting and encouraged to attend.

2	Agency/Group/Organization	Community Neighborhood Development Advisory Board
	Agency/Group/Organization Type	Housing Planning organization Community Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Neighborhood Development Advisory Board (CNDAB) and Dayton Planning and Community Development Department meet regularly to discuss the administration and implementation of the HUD programs and to meet the citizen participation requirements in an organized manner. The Consolidated Plan Consultant was placed on the agenda to review the consolidated plan as it relates to housing and community development needs, to review the goals of the previous Consolidated Plan and achievements made to reach those goals. An open dialogue followed regarding the current housing and community development needs and suggestions on how to address current needs through the HUD programs. The Community Needs Survey was distributed, reviewed, and requested to disseminate as widely as possible. Participants were informed of the Town Hall to be held and encouraged to attend.
3	Agency/Group/Organization	City of Dayton Planning and Community Development
	Agency/Group/Organization Type	Housing Community Development Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consolidated Plan Consultant was placed on the Planning and Community Development Department staff meeting agenda to review the Consolidated Plan as it relates to housing and community development needs, review the goals of the previous Consolidated Plan and achievements made to reach those goals. In addition, program expenditures were discussed and the effectiveness of the Code Enforcement Program within the Department. Staff commented on current needs and suggestions made on how to address them. The Community Needs Survey was distributed, reviewed, and requested to disseminate as widely as possible. Participants were informed of the scheduled Town Hall meeting and encouraged to attend.
4	Agency/Group/Organization	Economic Development Focus Group
	Agency/Group/Organization Type	Regional organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Economic Development Focus Group met to discuss various economic development topics as it pertains to the Consolidated Plan, including major employment sectors, workforce and infrastructure needs of the business community, regional investments impacting Dayton, workforce characteristics and training initiatives. The focus group provided valuable insight into Dayton's economic development struggles and efforts to overcome adversity in a declined economy. The importance of unifying the existing strategic economic development plan prepared by the City of Dayton and the regional economic development strategy prepared by the Dayton Development Corporation so the strategies align was recognized. The Community Needs Survey was distributed, reviewed, and requested to disseminate as widely as possible. Participants were informed of the scheduled Town Hall meeting and encouraged to attend.
5	Agency/Group/Organization	Housing Providers Focus Group
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Focus Group met to discuss various housing topics as it pertains to the Consolidated Plan, including housing problems, populations and household types most affected by the housing problems, the need for specific types of housing and housing programs as well as the state of public housing in the City of Dayton and housing and supportive services of the special needs populations. The consultation proved evident of aligned goals and cooperation among housing providers and spearheaded potential partnerships among some of the participants. The Community Needs Survey was distributed, reviewed, and requested to disseminate as widely as possible. Participants were informed of the scheduled Town Hall meeting and encouraged to attend.

6	Agency/Group/Organization	Homeless Assistance / Health & Human Service Providers Focus Group
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Assistance and Health & Human Service Providers Focus Group met to discuss homelessness and service needs as it pertains to the Consolidated Plan, including the nature and extent of homelessness, services and facilities available to meet the needs of homeless persons, characteristics, housing and supportive service needs of the special needs populations, and existing services and facilities available to low and moderating income persons. The Community Needs Survey was distributed, reviewed, and requested to disseminate as widely as possible. Participants were informed of the scheduled Town Hall meeting and encouraged to attend.
7	Agency/Group/Organization	Neighborhood Presidents Forum
	Agency/Group/Organization Type	Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Citizen Participation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Neighborhood Presidents Forum meets with the City of Dayton leaders on a regular basis to provide a platform for community engagement and citizen participation. The consultation for the Neighborhood Presidents Forum was focused on citizen participation as the Community Neighborhood Development Advisory Board (CNDAB) is comprised of members from the Neighborhood Presidents Forum. The CNDAB and Dayton Planning and Community Development Department meet regularly to discuss implementation of the HUD Programs and provide citizen participation. The discussion brought about suggested changes to the appointment process of the CNDAB. Particularly, a change from the City Development Director selecting members to the CNDAB to the Neighborhood Presidents Forum selecting members to the CNDAB.
8	Agency/Group/Organization	City of Kettering Focus Group
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Community Development
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Consolidated Plan Consultant met with key Kettering staff to discuss housing and community development needs as it pertains to the Consolidated Plan, including housing problems, public housing, public improvements, special needs populations, homelessness, economic development, public facilities, and services and infrastructure needs. The City of Kettering is a smaller entitlement with less than 26,000 in population and therefore, coordination exists within the government structure on a daily basis to meet the needs of the Kettering residents.
9	Agency/Group/Organization	City of Kettering Long Range Planning Committee
	Agency/Group/Organization Type	Other government - Local Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consolidated Plan Consultant met with members of the Long Range Planning Committee to review goals established in the previous Consolidated Plan as well as expenditures and activities undertaken to meet those needs. Existing housing and community development needs were discussed as it pertains to the development of the 2016 - 2020 Consolidated Plan, including housing problems, public housing, public improvements, special needs populations, homelessness, economic development, public facilities and services and infrastructure needs. The Long Range Planning Committee is made up of members of Kettering City Council and therefore works in conjunction with key Kettering staff to implement public policy, including administration of HUD programs incorporated within the Consolidated Plan.
10	Agency/Group/Organization	Montgomery County Housing and Homeless Solutions
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consolidated Plan Consultant met with the Housing and Homeless Solutions Manager to discuss homeless needs, nature and extent of homelessness, homeless facilities and services, and the homeless strategy as it pertains to the Consolidated Plan. The Housing and Homeless Solutions Policy Board manages the Continuum of Care which has an established and comprehensive collaborative system.
11	Agency/Group/Organization	Dayton Metropolitan Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consolidated Plan Consultant met with Senior Management of Greater Dayton Premier Management (Dayton Metropolitan Housing Authority), which is the HUD-funded housing authority serving the Cities of Dayton and Kettering. The discussion focused on public housing inventory and changes which have occurred since the previous Consolidated Plan was adopted. Existing needs were considered, as well as how the goals established within GDPM correlate with goals to be established in the 2016 - 2020 Consolidated Plan.

Table 51 – Priority Needs Summary

1	Priority Need Name	Revitalization of Neighborhoods
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle, Large Families, Families with Children, Elderly, Public Housing Residents
	Geographic Areas Affected	Community Wide
	Associated Goals	<p>Neighborhood Safety Measures</p> <p>Infrastructure Improvements</p> <p>Demolition of Abandoned Structures</p> <p>Targeted Code Enforcement Efforts</p> <p>Expand, Maintain and Improve Affordable Housing</p> <p>Economic Development Incentives</p> <p>Planning and Program Administration</p>
	Description	<p>The City of Dayton will administer activities to improve neighborhood safety and invest in improving housing quality in targeted neighborhoods. The Cities of Dayton and Kettering will administer activities to improve the physical condition, health, and safety of residential neighborhoods. Activities may include - but not limited to - continuation of the demolition program, street and sidewalk improvements, street lighting installation, park improvements, clean up of abandoned lots, right of ways and alleys, historic preservation and collaboration with neighborhood associations to address the issue of resident safety.</p>
	Basis for Relative Priority	<p>Citizen input, focus groups and stakeholder meetings all showed concern for crime and the lack of safety measures in the City of Dayton. Due to the age of the neighborhoods throughout both cities, there is a need for a comprehensive approach to revitalizing the neighborhoods through a variety of activities. A consistent theme throughout the focus groups and in the submission of surveys has been the need for places for youth to congregate within the City of Dayton, whether it is an activity center or neighborhood parks with athletic courts and skate parks.</p>

2	Priority Need Name	Quality of Affordable Housing
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle, Large Families, Families with Children, Elderly, Public Housing Residents
	Geographic Areas Affected	Community Wide
	Associated Goals	Targeted Code Enforcement Efforts Expand, Maintain and Improve Affordable Housing Planning and Program Administration
	Description	The Cities of Dayton and Kettering will administer activities to maintain, improve, and expand owner and renter occupied housing. The activities may include - but not limited to - rehabilitation programs, home modifications for disabled and elderly homeowners to allow them to remain in their homes, emergency repair programs, new construction, down payment assistance, and concentration of code enforcement program with an emphasis on assisting homeowners with repairs vs distribution of violations.
	Basis for Relative Priority	The most common housing problems are the cost burdensome of housing due to the aging housing stock and cost of repairs and renovations. There is a lack of housing which is ADA accessible for seniors and disabled persons. There is a need for more affordable and accessible senior housing. Housing types include independent living that is accessible, independent living with in-home care, assisted living facilities, and nursing facilities. Supportive housing addresses the housing needs of those in homelessness combined with a disability.

3	Priority Need Name	Expand Economic Opportunities
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle, Large Families, Families with Children, Elderly, Public Housing Residents, Non-housing Community Development
	Geographic Areas Affected	Community Wide
	Associated Goals	Economic Development Incentives Workforce Training and Development Planning and Program Administration
	Description	The City of Dayton will administer activities which may include - but not limited to - funding for job ready sites, rehabilitation and facade improvement programs for small business owners, improve food accessibility within the City to address far reaching food deserts, coordination with existing agencies to promote, increase job training opportunities and physical improvements of business districts.
	Basis for Relative Priority	Food deserts are abundant throughout Dayton. Full service grocery stores are rare and smaller “corner” grocery stores are almost non-existent. Efforts need to be made to bring grocery establishments into the neighborhoods through economic development incentives. Consistent throughout Dayton is the challenge of having an aging inventory of buildings, and this impacts businesses as well. Many owners are unable to invest in the building to make it move in ready. Making an obsolete building ADA complaint is a barrier and causing businesses to look outside Dayton where there is new development. Workforce training and development is imperative to bringing low income persons out of poverty. The Consolidated Plan recognizes the need for additional workforce initiatives and supports the development of new initiatives throughout Dayton, Kettering, and Montgomery County.

4	Priority Need Name	Provision and Coordination of Public Services
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Public Housing Residents, Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence
	Geographic Areas Affected	Community Wide
	Associated Goals	Workforce Training and Development Collaboration of Services Youth & Senior Services Planning and Program Administration
	Description	The Cities of Dayton and Kettering will administer activities that may include - but not limited to - coordinating with existing service providers to increase youth and senior activities, foster education and tutoring programs, address the need for addiction services or assist in marketing existing services, and work with Montgomery County in a concerted effort to develop a coordinated service delivery system.
	Basis for Relative Priority	19% of Dayton's noninstitutionalized population has a disability, being 26,635 people within the Dayton population. In the same respect, 15% of the City of Kettering population has a disability, that being 3,014 people. Collectively, there are 29,649 individuals who are recognized as having a disability within the Dayton-Kettering Consortium. In addition, both cities have experienced an increase in the number of households receiving Supplemental Security Income (SSI) benefits. All forms of community and stakeholder input stressed the need for youth activities, many in collaboration with public facilities and school systems. One growing need for public services is senior services; that is, organizations and/or individuals that are able to connect local senior citizens with existing services. There needs to be a comprehensive continuum in regards to service providers and in conjunction with supportive housing to ensure the special needs populations are receiving the services they need to develop the life skills required for continuous housing.

5	Priority Need Name	Homelessness
	Priority Level	Low
	Population	Extremely Low, Low, Large Families, Families with Children, Elderly, Public Housing Residents, Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence
	Geographic Areas Affected	Community Wide
	Associated Goals	Collaboration of Services Reduce Homelessness and At Risk Homelessness Planning and Program Administration
	Description	Together with the Continuum of Care, the Cities of Dayton and Kettering will administer activities to reduce homelessness which include - but are not limited to - assistance to persons and households at risk of becoming homeless, assistance to homeless persons and households with emergency shelter beds, supportive services to homeless and at risk of homeless persons to assist with the transition from homelessness to self-sufficiency and housing retention.
	Basis for Relative Priority	During 2014, there were 3,046 households (4,048 people) who experienced homelessness and were served in one of the community's gateway shelters in Montgomery County. There were 475 families; 89 unaccompanied minors between the ages 11-17; and 2,482 single adults served in the gateway shelters. Many of the households served were new to homelessness with 40% of single adults and 49% of families having experienced their first stay in a gateway shelter in 2014. The Homeless Solutions Community 10 Year Plan recognizes the need for supportive housing so much so that a goal to produce 750 units of additional supportive housing is becoming a reality.

Table 58 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Safety Measures	2016	2020	Non-Housing Community Development		Revitalization of Neighborhoods		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
2	Demolition of Abandoned Structures	2016	2020	Non-Housing Community Development		Revitalization of Neighborhoods		Buildings Demolished: 1 Buildings
3	Infrastructure Improvements	2016	2020	Non-Housing Community Development		Revitalization of Neighborhoods		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
4	Expand, Maintain and Improve Affordable Housing	2016	2020	Affordable Housing Public Housing Homeless		Revitalization of Neighborhoods Quality of Affordable Housing		Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
5	Targeted Code Enforcement Efforts	2016	2020	Affordable Housing Non-Housing Community Development		Revitalization of Neighborhoods Quality of Affordable Housing		Housing Code Enforcement/Foreclosed Property Care: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development Incentives	2016	2020	Non-Housing Community Development		Revitalization of Neighborhoods Expand Economic Opportunities		Jobs created/retained: 1 Jobs Businesses assisted: 1 Businesses Assisted Buildings Demolished: 1 Buildings
7	Youth & Senior Services	2016	2020	Non-Homeless Special Needs Non-Housing Community Development		Provision and Coordination of Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
8	Workforce Training and Development	2016	2020	Non-Homeless Special Needs Non-Housing Community Development		Expand Economic Opportunities Provision and Coordination of Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Jobs created/retained: 1 Jobs
9	Collaboration of Services	2016	2020	Homeless Non-Homeless Special Needs		Provision and Coordination of Public Services Homelessness		Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Reduce Homelessness and At Risk Homelessness	2016	2020	Homeless		Homelessness		Homeless Person Overnight Shelter: 1 Persons Assisted Homelessness Prevention: 1 Persons Assisted
11	Planning and Program Administration	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Revitalization of Neighborhoods Quality of Affordable Housing Expand Economic Opportunities Provision and Coordination of Public Services Homelessness		Other: 1 Other